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Urgent Needs Submission

Part I. Boston's Close-out Arrangement with HUD: Overview

Part II. Funding Request

Part III. Financial Settlement Plan

- A. Note Retirement Plan
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- C. Financing Requirements

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- A. Relation of Uncompleted Projected Activities to HUD Assisted Housing
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Attachment: Project Maps

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and sets out in detail the understanding that had been reached on allocation levels over the succeeding three years. The Area Office's June 18, 1975 letter confirms the understanding for FY75 and reiterates that the balance would be refined after further documentation had been received.

In the Spring of 1975, HUD allocated $1.5m toward the funding program. In addition, HUD grant payment policy was modified to allow 100% of grant payments earned, reducing interest costs. In FY76, HUD allocated $8.0m toward the close-out proposal. (In a separate action, $900,000 was assigned to the West End in lieu of a legal commitment on HUD's part to supply a definitive loan to Project Mass UR2-3.)

The Impact of HUD Settlement Policy

In May, 1976, HUD promulgated regulations establishing requirements for the close-out of urban renewal projects, short of completion. These regulations created procedures under which final settlement is to be undertaken as well as the points of Federal interest which HUD will consider in the termination of loan and grant contracts. The Federal interests identified are the retirement of outstanding financing and the protection of HUD's investment in assisted housing located in the projects.

The regulations on each of these points have affected Boston's close-out proposal. Section 570.802, Repayment of Temporary Loans, establishes a criteria for sufficient protection of the Federal Government's financial interest in renewal projects: in considering the resources for retirement of loans, HUD will take into consideration only those proceeds expected to be available by September 30, 1978.

Our April, 1975 proposal did not anticipate such a limitation. This policy will require the use of $3.5m in grant in lieu of proceeds in South Station (Project Mass R-82), for which no Community Development funding was projected. The anticipated proceeds for which a grant would have to be substituted under Section 570.802 are for Parcels C-1, C-3 and C-4, the South Station Head House and Tracks. While the Port Authority of Boston is the tentatively designated developer of the site, disposition has recently been clouded by Federal legislation establishing Conrail as the corporation operating Northeast corridor railroads. Negotiations are currently underway with Conrail and the Federal Rail Administration on their role in the Station. No disposition plan can be finalized until these negotiations are concluded. The assertion of a Federal interest in these properties by Congress and the FRA has therefore jeopardized a Federal interest in the security of the notes which were used to buy the terminal and tracks and pay relocation and improvement costs.

BOSTON'S CLOSE-OUT ARRANGEMENT WITH HUD

OVERVIEW

In December, 1973, the Boston Redevelopment Authority submitted to HUD a funding arrangement which proposed close-out short of full completion in Boston's six major underfunded projects. It estimated a funding requirement of $66.8m to accomplish the arrangement. The balance of the approved project activities were to become the risk of the City, to be absorbed into its on-going budgets.

In FY74 HUD provided Boston with $33.6m toward this arrangement. As part of this allocation, it funded one project, Bedford-West, in full, and a second, Charlestown, for financial settlement and close-out short of full completion, as requested.

With the advent of the Housing and Community Development Act of 1974, the City of Boston restated its arrangement in terms of the new program: In April, 1975 we set out our proposal for close-out of the four remaining underfunded projects as an Urgent Needs funding analysis. We requested $37.0m in Urgent Needs funding, or the balance of our 1973 request, to be spread over FY75, 76 and 77.

Again Boston stipulated that the balance of the approved project activities in all sixteen projects would become its risk. The value of the unfunded balance of approved Item I activities was specified and was estimated at $67.3m. The balance of Item II work was not stated nor estimated; we have since estimated it to be upwards of $90m in today's dollars. As part of its Urgent Needs proposal to HUD, Boston agreed to allocate 20% of its Entitlement in FY75 through 77 to unfunded urban renewal activities. This it has done in its first two Community Development years. It proposes to do so again in FY77.

No arrangement was struck on the further use of City appropriation on approved activities. In fact, the City has spent $33.7m in City funds since July 1, 1974. This allocation, together with the application of 20% of our Entitlement to urban renewal completion, indicates our commitment to these projects. The expenditure of City appropriations is summarized in Attachment I of this Part.

HUD's Response to Boston's Proposal

In May, 1975, Director Robert Kenney met with then Assistant Secretary Warren Butler to discuss Boston's program. As the enclosed correspondence indicates, HUD accepted Boston's proposal in general terms. Robert Kenney's May 21 letter stated that $37m was accepted as a funding target

The $3.5m in grant requirement created by this situation has been included in our Urgent Needs funding request. It is over and above the grant requirement for note repayment which had been established by our 1975 submission.

Should HUD's interpretation of Section 570.802 require allocation of grant in lieu of anticipated proceeds beyond that projected here, this would of course represent even further Urgent Needs funding demand beyond what had been anticipated in 1975.

Section 570.803

The second policy established by HUD's May, 1976 regulations which has had an impact on our close-out program is that establishing HUD's requirements for approval of financial settlement short of full project completion. Boston's close-out arrangement assumes that funding will be based on an agreement between both HUD and the City on levels of project completion at financial settlement. In light of the May, 1976 regulations, we must therefore negotiate a program which will allow HUD to approve financial settlement for each project under the criteria established by Section 570.803(e). Accordingly, we have prepared documentation which will allow HUD to treat this submission as a preliminary request for financial settlement for each underfunded project.

As evidence that our proposed program is not inappropriate to meeting the needs and objectives stated in our Community Development plan we have attached the Community Development planning document for each neighborhood. These highlight the fact that each project area is one characterized by significant private and public investment in its housing stock. Our Urgent Needs program has selected activities for funding which will have maximum impact on the soundness of investments.

The South End, Waterfront, South Cove and Fenway projects were each approved before the effective dates of Section 105(f) and (h) of the 1949 Act. These requirements are therefore not applicable.

Section 570.803(e)(3) establishes a third criteria for HUD approval. It states that "any proposed changes in the scope of renewal treatment must not adversely affect housing for which Federal subsidies have been committed or loans or mortgage insurance provided." In light of this requirement, we have reviewed all remaining approved activities in the projects in question. Part IV includes a detailed presentation of the impact of these activities on HUD assisted housing. It shows a high relationship between the remaining public improvements and HUD assisted sites, as well as privately financed residential property.

A significant portion of the improvements in the South End and a smaller amount of the improvements in South Cove had not been proposed for funding. Principally, these are high and low pressure water lines and

sewer improvements. As the material in Part IV demonstrates, the elimination of these activities from the scope of the South End and South Cove would have a decided impact on all housing in these neighborhoods, and particularly on HUD assisted housing.

As a result of our review we have therefore proposed improvements to a waterline in South Cove that serves a high rise 236 development. We have also proposed funding of the balance of the waterlines in the South End.

Flooding conditions in the sewers of the South End have long been a hazard to the properties there. We have recently succeeded in securing EPA eligibility for a major percentage of these lines. Some local share funding of the work is therefore included in this submission. EPA's approval would leave a large balance of the lines unimproved. These appear too expensive for Boston to commit itself to funding, however.

The cost added by these improvements is $5,235,950 (Attachment II). Altogether, the proposed Urgent Needs costs of these activities, together with those activities which were proposed in 1975 and have a direct relation to HUD housing sites, are $14,458,000.

In light of HUD's May, 1976 regulations, it is Boston's proposal that this submission serve not only to complete the funding program established in 1975, but as a request for preliminary financial settlement. We therefore ask you to review the enclosed documentation and provide us with a statement on the level of completion you will require in each project.

Summary

The present submission is meant to provide documentation for the funding program established by HUD in 1975. The completion of this program would call for the funding of $37.0m, less the grant received to date and the interest saved through HUD's liberalized grant payment policy. To this amount, however, Federal requirements have added unanticipated financial settlement costs and costs for the support of HUD housing which were not previously submitted. Our proposal therefore would be represented by the following calculation:

1975 earmark	$ 36,953,000
FY75 allocation	(1,500,000)
FY76 allocation	(8,000,000)
Interest savings (Attachment II)	(976,500)
Balance	$ 26,476,500
South Station note retirement	3,468,600
New costs related to HUD housing	5,236,000
	$ 35,181,100

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

MAY 21 1975

Mr. Warren Butler
Assistant Secretary
for Community Planning and Development
Department of Housing and Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410

Dear Mr. Butler:

I want to take this opportunity to confirm my understanding of our recent meeting on Urgent Needs funding and to discuss some of the issues which are raised by it.

First of all, of course, we are gratified with the over-all result: the decision that, subject to Congress' appropriating sufficient Urgent Needs funds in FY76 and FY77, and subject to continued documentation, HUD would treat our request for an additional $37 m as the target for Urgent Needs funding.

Within this over-all approach HUD would take the following actions:

1) FY75

a. Make available recaptured urban renewal funds for interest payments that would otherwise have to be funded from the Community Development Program. I believe the amount of such funding was placed at $2.5 m.

b. Continue to grant 100% grant payments. Under a 100% payment policy, $33 million in grant payments are estimated to be due to the BRA's program from June, 1975 to December, 1975.

As a follow-up to our meeting, we have calculated the impact of this policy on our $37 m request. We estimate that it would reduce these costs by $871,000. The calculation of this estimate is summarized in Attachment I.

2) FY76

Make available at least $8.9 m in discretionary funds to eliminate proceed shortfalls. Additional funds would be allocated to reduce the $37 m request as they were available.

3) FY77

The balance of Boston urgent funding needs, as documented at that time, would be made available from discretionary funds.

You indicated that you would put these points in writing. In the meantime, I trust that this is an accurate statement of our understanding.

Your general commitment to Boston's remaining renewal workload, is of course, highly satisfying. After reflecting on our meeting, however, I think it is important to bring up some of the features of its implementation for your attention and our continued discussion.

My concern is with the cash flow requirements of Boston's program. Our urgent needs request included 1975 funding for $7.2 m in physical activities. These are projected 1975 activities which cannot be undertaken without an allocation of discretionary funds. The seriousness of this situation is heightened by the fact that we have programmed $3.5 m worth of activities in the South End in 1975 utilizing surpluses from projects to be closed out under Section 112(b) of the 1974 Act. Current HUD policy will not permit such close-outs. While your allocation of $2.5 m in urban renewal funds to interest payments will allow us to divert this amount of Community Development funds for South End activities, we remain short $1 m from our 1975 Entitlement program in that project.

By calendar 1976 we will have exhausted our urban renewal balances in the South End, Waterfront, South Cove and Fenway. Even with your interest reduction policy, we are facing at least $4 m in fixed costs programmed for 1976. We have scheduled $5.7 m in physical activities in these projects in 1976. The funding of these costs will depend entirely on the allocation of Community Development funds above and beyond any commitment of funding in FY76 to disposition proceed shortfalls.

If activities on the scale summarized here were to be deferred until funding in FY77, there would be several consequences. Progress toward our desired level of completion would, of course, be delayed. This progress is critical to our urgent needs program since timely financial settlement and the recapture of surpluses for re-allocation to critical funding needs is at the heart of our proposal.

The escalation of costs of deferred activity runs at a higher rate per year than interest on borrowings. The costs estimates included in our $37 m request take into account an escalation factor for the year in which proposed work was projected. To defer work projected for 1975 and 1976 until FY77 will therefore have an impact on our Urgent Needs estimate.

I am fully aware of the limitations on your Urgent Needs funding. These points are raised only so that your funding plans for the Boston urban renewal program can reflect cash flow considerations to the maximum extent possible within these limitations. For instance, it may be more cost effective to utilize FY76 funds for activity which would otherwise have to be deferred than to reduce borrowing with grant in place of missing proceeds. My hope is that we can continue to discuss these points before final funding decisions are made.

Finally, in view of the immediate cash needs of our program, I would like to put special emphasis on our request for inequities funding. As we have documented, $1.6 m have been inappropriately deducted from this year's entitlement. These funds could and would be used to continue the renewal program. We have not yet received a response to our requests despite transmitting a clear Congressional statement that our position accurately reflects Congressional intent. This matter should be dealt with.

Again, I want to emphasize my appreication for the consideration you have given to our program. I look forward to continuing our relationship. These points are brought up to supplement our recent discussion and to lay the groundwork for continued discussion.

Sincerely,

Bob

Robert T. Kenney
Director

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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Boston, Massachusetts
Hartford, Connecticut
Manchester, New Hampshire

AREA OFFICE
15 NEW CHARDON STREET
BOSTON, MASSACHUSETTS 02114

REGION I
REGIONAL OFFICE
BOSTON, MASSACHUSETTS

JUN 18 1975

IN REPLY REFER TO:

RECEIVED
JUN 20 1975
MAYOR'S OFFICE

Honorable Kevin H. White
Mayor of Boston
One City Hall Plaza
Boston, Massachusetts 02201

Dear Mayor White:

The Urgent Needs Request of the City of Boston for the amount of $36,953,424 has been considered by this Department. The Department has set aside $1,500,000 to cover a part of the urban renewal interest deficit shown in both your Urgent Needs Request and FY 75 CDBG Application.

In an effort to reduce the interest costs of the BRA as much as possible approximately $28,500,000 in renewal progress payments can be made now to the BRA for those projects being refinanced in June and July, 1975. It appears that additional progress payments of approximately $24,000,000 will be made to the BRA for those projects refinancing in August, 1975. After these payments based upon 100% of grants earned are made, the remaining need previously estimated at $36,953,424 will be determined upon the provision of further documentation by the BRA to this office.

A minimum target for Urgent Needs funding will be recognized for FY 76, with the rest to be made up either that year or the next, depending on final appropriation levels. Since you have been in direct contact with our Central Office in Washington, D.C. concerning this matter, you will be notified by them of these preliminary agreements.

In order to receive the funds currently set aside, you should instruct the BRA that this office will accept conventional urban renewal amendatory application(s) up to a total of $1,500,000. These applications should be submitted to us no later than June 30, 1975. The applications should be prepared in accordance with the requirements of RHM 7206.1.

Should you have any questions, please contact your Community Planning and Development Representative.

Sincerely,

William H. Hernandez, Jr.
Area Office Director

Part I
Attachment I
Disbursement of City Appropriation
for Renewal Activity

Project	FY75	FY76	7/1/76-9/30/76
Washington Park	$ 896,091.08	$ 530,965.89	$ 17,000.00
Government Center	100,597.25	667,239.10	132,613.00
Charlestown	2,182,286.46	1,630,653.97	95,000.00
South End	4,144,741.32	6,671,451.66	1,419,500.00
Waterfront	7,219,747.46	4,582,012.90	1,299,775.00
C.B.D.	--	86,705.00	75,350.00
Boylston-Essex School Franklin	50,106.04	-0-	-0-
South Cove	453,096.02	584,482.18	95,766.00
South Station	351,990.23	445,706.21	78,000.00
Total	$15,398,654.00	$15,112,508.00	$3,213,004.00

Total spent from 7/1/74 to 9/30/76 $33,724,166.00

Part I
Attachment II
Activities Directly Supporting HUD Assisted Housing

Proposed Activity	Total Cost	Cost Included in Urgent Needs Proposal	Costs not Included in 1975 Proposal
Charlestown			
Main St.	$ 2,403.00	$	$ -0-
South End			
Streets	5,455,000	5,455,000	
Water			
W-19	253,170	253,170	253,170
W-78	2,379,450	2,379,450	2,379,450
W-79	1,682,000	1,682,000	1,682,000
Sewer & Drain			
H-2B	452,302		
SD-1	45,320		
SD-2	255,870	255,870	255,870
SD-3	286,720	286,720	286,720
SD-4	319,800		
Total	11,129,632	10,312,210	4,857,210
Waterfront			
Contract Y-1	300,000		
O-1	450,000		
Total	750,000	-0-	-0-
South Cove			
Contract X	378,740	378,740	378,740
Fenway			
Parcel 12	2,632,375	2,632,375	
Contract 28	841,000	841,000	
196	294,000	294,000	
Total	3,767,375	3,767,375	
Total	$18,428,747	$14,458,325	$5,235,950

Part I
Attachment III

Schedule of Savings in Interest Costs Using 100% vs. 75% Formula for Capital Grant Progress Payments for Period April 1, 1975 to June 30, 1976, End of Projected Interest Payments in April, 1975 Submission

Project	Amount
South End Mass. R-56	$463,093
Waterfront Mass. R-77	251,163
South Cove Mass. R-92	178,821
Fenway Mass. R-115	83,373
	$976,450

Mass. R-56

Series	Project Notes	Period	Rate	Amount
1st '75	$26,000,000	1-14-75 to 5-16-75	@ 5.03	$443,317.00
7th '75	$25,140,000	5-13-75 to 8-15-75	@ 3.80	$244,137.33
9th '75	$10,230,000	8-12-75 to 7-23-76	@ 4.05	$395,647.87

Capital Grant Payments

4-4-75	$ 3,800,316	(93.88 x 75%)
6-16-75	$13,952,441	(94.28 x 100)
4-15-76	$ 3,018,802	(96.71 x 95)

94.28% of $54,386,458 = $51,275,552
94.28 of $54,386,458
x .75% $38,456,664
$12,818,888

Interest saving on $12,818,000 @ 4.09% for period
8-12-75 to 6-30-76 - 318 days @ $1456.2672 p.d. = $463,093

Mass. R-77

Series	Project Notes	Period	Rate	Amount
2nd '75	$12,000,000	3-11-75 to 6-20-75	@ 3.49%	$115,074.17
7th '75	$ 7,500,000	6-17-75 to 6-11-76	@ 3.63%	$268,182.82
5th '76	$ 5,907,000	6-8-76 to 6-24-77	@ 3.45%	$212,848.90

Capital Grant Payments

4-24-75 --	93.12% of $30,225.013		
	@100%	=	$28,145,532
	93.12 @ 75%		$21,109,149
			$ 7,036,383

Interest saving on $7,036,383 @ 3.63% for period 6-17-75 to 6-11-76 -- 354 days $251,163

Mass. R-92

Series	Project Notes	Period	Rate	Amount
1st '75	$7,100,000	1-14-75 to 5-16-75	@ 5.03%	$121,059.84
4th '75	$9,366,000	5-13-75 to 8-15-75	@ 3.80%	$ 90,954.27
9th '75	$2,645,000	8-12-75 to 7-23-76	@ 4.05%	$102,296.05

Capital Grant Payments

6-16-75 -- $6,680,518		
93% of $21,498,899	=	$19,993,976
93% of $21,498,899 x .75	=	$14,995,482
Additional Grant due to 100% Formula		$ 4,998,494

Interest savings on $4,998,494
@ 4.05 - 8-12-75 to 6-30-76 $178,821

Mass. R-115

Series	Project Notes	Period	Rate	Amount
1st '75	$10,800,000	1-14-75 to 5-16-75	@ 5.03%	$184,147.35
4th '75	$12,385,000	5-13-75 to 8-15-75	@ 3.80%	$120,272.22
9th '75	$ 8,610,000	8-12-75 to 7-23-76	@ 4.05%	$332,937.90

Capital Grant Payments

6-16-75 -- $3,185,116
86.47% of $10,827,106 = $9,362,198
86.47% of $10,827,106
x .75 $7,021,648
$2,340,550

Interest savings on $2,340,550
@ 4.05% - 8-12-75 to 6-30-76 $83,373

Part II

Funding Request

Funding Request

Funds requested in each cost category

Settlement Costs	$ 6,426,750
Close-out Activity	21,934,942
Overhead	6,863,891
Total	$35,225,583

Funds required in relation to HUD's 1975 Urgent Needs funding program

1975 Earmark	$36,953,000
FY75 Allocation	(1,500,000)
FY76 Allocation	(8,000,000)
Interest Savings	(976,500)
Balance	$26,476,500
New costs attributable to May, 1976 note retirement policy	3,468,600
Costs added to support HUD housing	5,236,000
Total	$35,181,100

Urgent Needs Funding in Relation to Other Funding Sources

Cost Category	Urgent Needs Grant	Third Year Entitlement	Item II Balance	Other Funding		Total
				EPA Funds	Other	
Settlement Cost	$ 6,426,750	$ -0-	$ -0-	$ -0-	$ -0-	$ 6,426,750
Close-out Activity	21,934,942	5,420,420	3,808,882	18,551,758	37,921,200	87,637,202
Overhead	6,863,891	542,939	-0-	-0-	-0-	7,406,830
Total	$35,225,583	$5,963,359	$3,808,882	$18,551,758	$37,921,200	$101,470,782

Financial Settlement Plan

This submission includes a plan for the financial settlement of the BRA's Federally guaranteed financing. The plan is presented on the attached summary. It calls for the limitation of financing to levels specified in column (e), and for the application of 6.4 in FY77 Urgent Needs funds for note reduction.

Boston's Close-out Record

Since 1973, the BRA has financially settled the following projects:

Mass R- 35	-	Government Center
Mass R- 54	-	North Harvard
Mass R-148	-	St. Botolph
Mass R-155	-	School-Franklin
Mass R-156	-	Boylston-Essex

Financial settlement for three additional projects are in the following status:

Mass UR2-3	-	West End: final submission at HUD
Mass R-24	-	Washington Park: submission before City Council
Mass A-3	-	East Boston NDP: submission before City Council

In addition to project close-outs, Boston voluntarily came forward in its FY76 Urgent Needs application with a proposal to limit its use of loan authority. This plan has been implemented by the Area Office, and provides the basis for the present settlement proposal.

Boston's Proposal

The first component of the settlement plan is an updated estimate of proceeds to be received through the proposed date of financial settlement for each project. The disposition status of each parcel is listed.

In any case where HUD, in its review of these projections, questions this schedule and Boston feels strongly that the projected proceeds will materialize, it is our proposal that the Needs funds be approved as proposed here and that the release of funds in the disputed amount be conditioned on later documentation, rather than used immediately for note reduction.

The second component of the plan is the controlled use of remaining loan authority. Borrowing projections have been updated since our FY76 application.

The final element of the plan is to apply FY77 Urgent Needs funds to note reduction in the amount of the net deficit in funds to be contributed to note retirement (column g). Our 1975 Urgent Needs submission projected the need for $8.9m for this purpose, based on the full use of remaining loan authority. By limiting borrowing, the required amount has been reduced to $6.4.

Close-Out Schedule

The use of surpluses from settled projects for note reduction in underfunded projects is based on the following proposed close-out schedule:

Time Period	Project	Evaluation
1/1/77-6/30/77	Mass UR2-3 West End	Final submission at HUD
	Mass R-24 Washington Park	Preliminary settlement request approved. Final submission before City Council.
	Mass A-3 East Boston NDP	Preliminary settlement request approved. Final submission before City Council.
	Mass R-168 Brunswick-King	Preliminary settlement request in preparation.
7/1/77-12/31/77	Mass R-55 Charlestown	This project was proposed to HUD for close-out prior to the new close-out regulations. The public hearing and City Council approval requirements of these regulations have inhibited our ability to propose close-out with a surplus, since we are presently planning the infusion of funds into an adjacent area, the Charlestown Navy Yard. We propose the close-out of this project after the new area is formally approved.
	Mass R-167 Kittredge Square	Close-out will be proposed after improvements utilizing the remaining project grant are designed.

1/1/78-12/31/78	Mass R-56 South End	Settlement projected based on receipt of proceeds through September, 1978.
	Mass R-77 Waterfront	" " " " " " "
	Mass R-82 South Station	Settlement scheduled to allow for disposition of remaining property.
	Mass R-92 South Cove	Settlement projected based on receipt of proceeds through September, 1978.
	Mass R-115 Fenway	" " " " " " "
	Mass R-129 Campus High School	" " " " " " "
1/1/79-12/31/80	Mass R-182 Bedford-West	The Bedford-West Project has an executed LDA which allows the developer to take title to all project land between 1/1/77 and 12/31/80. Pertinent sections of the LDA are in supporting schedule A of this part. Boston requests a waiver under 570.802(a) of the 1978 base year for the calculation of proceeds expected to be paid into the PTLR of Project Mass R-182.

FINANCING RETIREMENT PLAN

Project	(a) Funds in PTLR as of 6/30/76 (Adjusted)	(b) Proceeds to be Received through Stated Period (Supporting Schedule A)	(c) Undisbursed Grant as of 6/30/76	(d) Total Sources to Note Retirement as of 6/30/76	(e) Total Financing to be Repaid (Supporting Schedule B)	(f) Suplus (d-e)	(g) Surplus to be Contributed to Note Retirement
R- 24 Washington Park	12,657	- 0 -	1,823,914	1,836,571	1,569,229	267,342	267,342
R- 55 Charlestown	428,839	132,030	4,978,154	5,539,023	4,197,675	1,341,348	1,349,348
R- 56 South End	1,702,143	1,164,696	7,759,097	10,625,936	11,045,664	(419,728)	(419,728)
R- 77 Waterfront	(301,702)	1,666,600	4,136,887	5,501,785	6,686,504	(1,184,719)	(1,184,719)
R- 82 South Station	306,681	65,000	1,024,157	1,395,838	4,864,482	(3,468,644)	(3,468,644)
R- 92 South Cove	502,600	320,729	2,390,500	3,213,829	2,576,834	636,995	636,995
R-115 Fenway	1,034,559	339,000	4,134,576	5,508,135	9,351,701	(3,843,566)	(3,843,566)
R-129 Campus High	2,448,182	646,700	9,821,226	12,916,108	12,919,773	(3,665)	(3,665)
R-155 School-Franklin	Closed Out	--	--	--	--	82,217	82,217
R-156 Boylston-Essex	Closed Out	--	--	--	--	68,293	68,293
R-167 Kittredge Square	234	30,230	1,629,423	1,659,887	1,599,456	60,431	- 0 -
R-168 Brunswick-King	228	390	1,176,603	1,177,221	1,101,098	76,123	76,123
R-182 Bedford-West	13,182	1,258,000	1,987,838	3,259,020	3,208,353	50,667	- 0 -
A-3 East Boston	340	- 0 -	830,451	830,791	817,537	13,254	13,254
TOTAL		5,623,375		53,464,144	59,938,306	(6,474,162)	(6,426,750)

Part III

Supporting Schedule A

Land Disposition Projections

Land Disposition Projections

Project: Charlestown

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-9/30/76	R-35a	$ 50	Sold Proceeds received	$ 50
10/1/76-3/30/77	R-104	400	Sold Proceeds to be received	$ 16,130
	X-5b	75	Sold Proceeds to be received	
	R-2a-1	12,500	Sold Proceeds to be received	
	R-13	1,000	Aloia/Final designation	
	R-97	2,040	Clifford/Final designation	
	R-11a	115	Marsden/Final designation	
4/1/77-9/30/77	X-41	120	Blakie/Final designation	$ 115,850
	R-49b	3,100	Flaherty/Final designation	
	R-99	1,100	Dewey designation	
	C-9a	4,800	Chas. Rehab./Tentative designation	
	R-31a	15,700	Patriot Glenn/Tentative designations	
	R-31b	14,000	" " "	
	R-68	100	" " "	
	R-102	200	" " "	
	R-103	240	" " "	
	P-12b	8,000	" " "	
	C-3a	2,700	Teamsters/Tentative designation	
	C-3b	3,600	" " "	

Charlestown: (Con't)

	R-39a	3,000	PFD/Final designation	
	R-59 'e' and 'd'	7,500	Pizzurro/Tentative designation	
	R-95	1,400	Murray/Final designation	
	P-3	9,000	PFD/Final designation	
	P-8a	-0-		
	R-5a-7	25	Murphy/Final designation	
	R-22b-1	100	Donovan/Final designation	
	R-106	175	Shea/Final designation	
	P-15-2b	31,000	Conwall/Tentative designation	
	R-82	5,600	To be advertised	
	R-45c	80	Side lot	
	R-61	4,300		
	R-38b	10	Hamilton/Final designation	
Sub Total at Settlement:				$ 132,030
10/1/77-3/31/78	R-93	$ 500	Reed/designation recinded	$ 340,360
	R-7d	50	Caldwell/designation recinded	
	R-7e	70	" " "	
	R-100	85	Grasso/designation recinded	
	C-1	212,000	Chas. Dev. Corp./tentative designation	
	R-96	1,400	designation recinded	
	R-7c	4,700	desigation recinded	
	R-48-1	5,000	designation recinded	
	R-10	2,250	Readvertising	
	R-11	2,500	Readversiting	
	R-18a	-0-	dedication	
	P-13a	950	Splinter parcel	
	R-98	125		
	C-29a-3	25,000		
	C-4	21,000		
	C-5	21,000		
	C-6	21,000		
	C-7	21,000		
	R-56b-1	180	Advertising	
	R-56b-2	1,400	"	
	R-56e	150	"	

Charlestown (Con't)

4/1/78-9/30/78	P-15-2	125,000		$ 164,000
	P-15-2c	36,000		
	R-59c	3,000		
Indefinite	X-24	1,750	N. Terminal study area	$ 97,475
	P-6	7,500		
	R-52	200	Splinter	
	R-22B-2	4,000		
	R-22c	10		
	P-16-a-d	140		
	R-8B	1,500		
	R-50B	25		
	R-56	1,300	Vacant land	
	R-6a	750	"	
	R-48-1	5,000	"	
	R-23-B	1,100	"	
	R-28-d	300	"	
	R-32	250	"	
	P-2	17,300	Bunker Hill Elementary School	
	R-12b	750	House lot	
	R-12d	800	"	
	C-5	200	N. Terminal study area	
	P-15b	50,000	Under 5 yr. lease to B.H.C.C.	
	R-13	1,000		
	C-3b	3,600		
Project Total				$ 733,815

Land Disposition Projections

Project: South End

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-12/31/76	RR-113	$ 2,000	Sold/proceeds received	$ 51,645
	RR-114	1,800	" "	
	RR-115	1,500	" "	
	RR-116	1,500	" "	
	RD-76c	220	" "	
	RR-2	10,800	" "	
	X-39A-1	575	Stride-Rite Final	
	X-39A-2	1,150	" "	
	56a	10,600	NEN Final	
	31a-2	20,300	Red Fez Final Designation	
	SE-33	800	Coulter Final Designation	
	PB-13a	400	Blakeney Final Designation	
1/1/77-6/30/77	19a	14,600	ETC/final Designation	$ 477,121
	8 and 9a-e	1	BCA/final Designation	
	RC-7	8,600	Production Auto/final Designation	
	R-11	11,400	Head Start/final Designation	
	RC-9	63,000	" " "	
	50b	96,200	BHA/final Designation	
	PB-5	22,800	PFD/final Designation	
	PB-10	52,000	"	
	49A	72,000	"	
	RR-27	300	Nye final Designation Designation	
	RD-76b	220	TDC final Designation	
	X-42	36,000	EDIC final Designation	
	X-52b	100,000	"	

South End: (Con't)

7/1/77-12/31/77	60	6,700	People's Baptist/tentative Designation	$ 507,250
	RD-13	3,000	Antonelli/tentative Designation	
	R-1	6,000	Manassa/tentative Designation	
	SE-1	800	HFC/tentative Designation	
	SE-43	2,400	" "	
	SE-44	8,000	" "	
	SE-45	4,800	" "	
	RR-7	10,000	" "	
	SE-18	3,900	UCD/tentative Designation	
	SE-21	2,300	" "	
	SE-22	1,400	" "	
	SE-23	1,400	" "	
	SE-46	3,300	" "	
	SE-47	5,400	" "	
	RR-67	6,000	" "	
	RR-82	2,750	" "	
	R-10		ETC/tentative Designation	
	P-16	9,600	" "	
	PB-6	15,000	" "	
	PB-8	15,000	" "	
	R-6	5,400	" "	
	R-6a	13,500	" "	
	RD-83	800	" "	
	15	45,000	PFD/tentative Designation	
	16	33,700	" "	
	RR-30a	550	Kahill/tentative Designation	
	RR-30b	550	Wong/tentative Designation	
	30	16,000	SEB/tentative Designation	
	32c	100,000	ARCH Boston/tentative Designation	
	41d	11,500	Powell/tentative Designation	
	54	22,500	Concord Towers/tentative Designation	
	X-52a	150,000	Semper/tentative Designation	

South End: Con't)

1/1/78-6/30/78	RR-26	450	$ 128,680
	RC-6	7,200	
	SE-51	2,700	
	SE-52	2,100	
	11a-1-4	17,700	
	R-8	650	
	RR-17K	800	
	RR-33	2,640	
	RR-28	800	
	SE-9	2,160	
	RR-100	2,640	
	RR-101	2,640	
	RR-102	2,400	
	RR-103	2,100	
	RR-104	2,000	
	RR-105	2,000	
	RR-106	1,500	
	RR-107	2,400	
	RR-108	2,400	
	RR-109	2,200	
	RR-110	2,000	
	RR-111	1,600	
	RR-112	2,100	
	RR-117	3,300	
	RR-118	3,300	
	RD-61	3,000	
	SE-48	600	
	RR-95	800	
	P6b-1	15,000	
	P6c-1	13,500	
	Pb-1	-0-	
	51-a	24,000	
Sub Total at Settlement:			$ 1,164,696

South End: (Con't)

7/1/78-12/31/78	20	17,000		$ 346,800
	23a	10,000		
	RR-31	500		
	22a	4,700		
	R-13	6,000		
	SE-7	600		
	SE-13	1,600		
	SE-19	700		
	SE-53	2,600		
	SE-54	2,400		
	SE-55	2,400		
	14	18,000		
	14a	11,000		
	51b	45,000		
	55	40,000		
	58	10,000		
	4	31,900		
	31	102,000		
	PB-12	40,000		
	RR-29	400		
Indefinite	7	12,000	Franklin Inst./Tentative	$ 346,600
	11b	250,000		
	R-12a	23,900		
	R-12b	7,500		
	X-13	19,000		
	X-26	20,000		
	X-28	9,500		
	X-43-2	4,700		
	34C			
Project Total				$ 1,858,096

Land Disposition Projections

Project: Waterfront

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-9/30/76	C-2-34	$ 3,900	Sold, proceeds received	$ 21,200
	C-2-35	3,900	" "	
	C-2-36	3,900	" "	
	A-35	9,500	" "	
10/1/76-3/31/77	C-2-B	75,000	Sold, proceeds to be received	$ 125,000
	C-2-E	50,000	" "	
4/1/77-9/30/77	E-2	29,000	Tentative designation Final plans being completed	$ 55,900
	C-2-31	2,900		
	C-2-33	3,900		
	C-2-38	3,900		
	(C-2-39) (C-2-40) (C-2-41)	16,200	San Marcos. Tentative designation	
10/1/77-3/31/78	B-3	300,000	Galleria. Tentative designation	$1,101,100
	C-2-C	22,700	Tentative Designation	
	A-3N	36,000		
	J-1	5,000	Jenney Bldg. Currently advertized	
	C-2-37	5,400		
	A-5	-0-		
	A-6+7	732,000	Hotel. Tentative designation construction financing being negotiated	

Waterfront: (Con't)

4/1/78-9/30/78	D-9A	20,000	Site office	$ 370,000
	D-10	350,000	Faneuil Hall parking lot	
Sub-Total settlement:				$1,666,600
Indefinite	E-9b	19,500	Blackstone parcels	$ 504,000
	E-9c	81,500	" "	
	C-2-42,43,44	106,000		
	D-1	62,500		
	A-1/D-6	234,500		
Project Total:				$2,170,600

Land Disposition Projections

Project: South Station

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-9/30/76		-0-		-0-
10/1/76-3/31/77	C-7-2	$ 65,000	Parcel disposition is called for in executed LDA for Parcel C-7-1	$ 65,000
Sub Total at Settlement:				$ 65.000
Indefinite	C-1 C-3 C-4		Value cannot be determined until completion of negotiations with Conrail and Amtrak	

Land Disposition Projections

Project: South Cove

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-11/30/76		-0-		-0-
12/1/76-5/31/77	P-15	$ 22,600		$ 142,600
	R-2A	-0-		
	P-13	120,000	Quincy School	
6/1/77-11/30/77	P-7a	20,000	Hub Ticket - no designation	$ 24,000
	R-3C	4,000	Chinese Church designation	
12/1/77-5/31/78	C-1	82,000		$ 154,129
	C-2	15,000	Charles Theater expansion	
	P-12a,b	57,129	Don Bosco	
Sub Total at settlement:				$ 320,729
1979-Indefinite	R-7	20,000		$ 629,200
	P-4b	18,000		
	P-14	-0-	South Cove Park	
	P-14a	-0-	WMEX Park	
	P-4	32,000		
	P-4a	7,000	Tufts parking	
	P-7	139,000	Music Hall expansion site	
	P-2	10,200		
	R-1	12,000	Chinese Benevolent Assoc. has veto	
	C-8	285,000	No plans until Park Plaza	
	P-3-3a	21,000	Tufts learning center	
	R-3	45,000		
	R-3a	40,000	Impact by MBTA	
Project Total:				$ 949,929

Land Disposition Projections

Project: Fenway

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-12/31/76		-0-		-0-
1/1/77-5/31/77	5b	$ 42,000	Symphony Plaza East	$ 151,000
	9b	57,000	and West tentative designation Tentative commitment from HUD. Final commitment, January	
	7	52,000	Rehab housing. Final designation	
6/1/77-9/78	6	33,000	No current developer	$ 188,000
	4	30,000	No current developer	
	17	25,000	No current developer	
	20	100,000	No current developer	
Sub Total at Settlement:				$ 339,000
Indefinite	12	200,000	Not fully assembled	$ 500,000
	13	300,000	Not fully assembled	
Project Total				$ 688,000

Land Disposition Projections

Project: Campus High

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-11/30/76	R-1 thru R-6	$ 60,000	Sold/proceeds received	$ 60,000
12/1/76-5/31/77	P-1A/P-1B	437,000	Campus High School site	$ 437,000
6/1/77-11/30/77	P-2A	30,000	Elemetary School site	$ 147,000
	P-2B	100,000	Community center, PFD	
	P-3A	4,000	Negotiating with church school	
	R-17	13,000	Post Office site	
12/1/77-5/31/78	O-1,2,3	1,000	Convey to PFD	$ 1,000
6/1/78-11/31/78	C-1	1,700		$ 1,700
Sub Total at settlement:				$ 646,700
Indefinite	O-5,6,7	1,000	Right-of-way adjustment	$ 36,900
	RO-1	1,000	" "	
	P-5	1,000	" "	
	R/W-1	21,000	SW Corridor location	
	R/W-2	10,000	" "	
	R-14	2,900		
Project Total				$ 683,600

Land Disposition Projections

Project: Kitteridge Square

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-9/30/76		-0-		-0-
10/1/76-3/31/77	8 through 23,26,27	$ 6,080	Tentative designation to RAP	$ 30,230
	1 through 7; A1 and A2	24,150	Advertised	
Sub Total at Settlement:				$ 30,230
4/1/77-9/30/77	R-4	1,800	RAP IIa site, MHFA standy financing	$ 1,800
Indefinite	R-1A	22,000	Housing sites	$ 35,735
	R-1B	1,200	requiring subsidy	
	R-16	3,000	"	
	R-1D	1,200	"	
	R-1E	2,200		
	R-2	2,200	Not yet acquired	
	R-3	1,950	No plans	
	A-5	385	Rehab parcel	
	C-1	1,600		
Total Indefinite				
Project Total:				$ 67,765

Land Disposition Projections

Project: Brunswick-King

Date: December, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
7/1/76-9/30/76		-0-		-0-
10/1/76-3/31/76	RA-2	$ 225	Final Designagion	$ 390
	RA-3	165	Final Designation	
Indefinite	R-1	570		$ 570
Project Total				$ 960

Land Disposition Projections

Project: Bedford-West

Date: December 1, 1976

Timing	Parcel	Estimated Proceeds	Evaluation	Total Proceeds
Dec. 1977	A	$1,258,000	Timing of purchase is the subject of a disposition agreement, which allows the developer to take title after Dec. 1977 if he pays a penalty	1,258,000
Total		$1,258,000		

by the Authority as set forth above or until there has been an event of default pursuant to Article XII hereof.

(d) In connection with the foregoing, the parties contemplate that submission and review of design material will be a continuous process, with the parties working cooperatively and expeditiously with respect to Project design matters.

Section 3.03. Development Program Alterations. Developer shall not make or permit to be made any substantial alteration of, addition to or change in the exterior facade (which shall include, without limitation, entrance locations, materials, windows and cornices forming a part of such facade) of the improvements approved and constructed in accordance with the Development Program or those aspects of such improvements which are governed by Exhibit E, without the prior consent of the Authority. Any request for such consent shall be accompanied by plans and specifications submitted to the Authority in accordance with the Design Review Process, but upon any reasonable disapproval thereof by the Authority, Developer shall have no right, within six (6) months after such disapproval, to resubmit the same for approval.

Section 3.04. Development Schedule. In accordance with the Development Schedule set forth in Exhibit G annexed hereto and subject to the provisions hereinafter set forth, Developer shall commence construction of Phase I (as referred to in Section 3.08 and described in Exhibit H) of the Project between the period beginning on January 1, 1977 and ending on December 31, 1980, it being the intent of the parties hereto that construction will commence as soon as economic conditions permit. To this end, Developer shall exercise best efforts to arrange financing of construction of Phase I upon terms and conditions reasonably satisfactory to it.

Section 3.05. Extended Development Schedule. Notwithstanding Section 3.04 hereof but except as hereinafter set forth, Developer shall commence construction of Phase I of the Project on or before December 31, 1977, unless Developer shall have determined that economic conditions do not then permit construction to commence, in which case Developer may extend the date on or before which construction must commence to:

(a) December 31, 1978, by giving notice to the Authority on or before July 1, 1977, accompanied by a cash payment of Twenty-five thousand ($25,000.00) Dollars to the City and Twenty-five thousand ($25,000.00) Dollars to the Authority.

(b) December 31, 1979, by giving notice to the Authority on or before July 1, 1978, accompanied by a cash payment of Twenty-five thousand ($25,000.00) Dollars to the City and Twenty-five thousand ($25,000.00) Dollars to the Authority.

(c) December 31, 1980, by giving notice to the Authority on or before July 1, 1979, accompanied by a cash payment of Twenty-five thousand ($25,000.00) Dollars to the City and Twenty-Five thousand ($25,000.00) Dollars to the Authority.

All such payments shall be retained by the Authority and the City as consideration for such extensions, and shall not be applied to the purchase price of land conveyed to Developer pursuant to the BRA Agreement or City Agreement. Upon the receipt of such notice and payment as aforesaid, the Agreement shall automatically be extended upon the same terms and conditions.

Section 3.06. Construction Notice. At least six (6) months prior to the commencement of construction by Developer of any improvements in the Project Area, Developer shall give a Construction Notice to the Authority and the City. The Construction Notice shall be accompanied by a construction schedule from the Developer setting forth its anticipated date of commencement and completion and shall provide that construction shall commence in accordance with such schedule in the event that, as to the construction items referred to in such schedule, the following conditions have been fulfilled:

Part III

Supporting Schedule B

Financing Requirements

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-24
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	231,803	
Adjustment of PEA	-0-	
City Cash to be received	-0-	
Accounts Payable	(36,940)	
Encumbrances	(700)	
Total		194,163

B. Projected Expenditures and Encumbrances

Item I	84,263	
Relocation	18,821	
Rehabilitation	-0-	
Subtotal	103,084	
10% of Subtotal	10,308	
Total		113,392

C. Financing Required Beyond Funds Available (B-A) (80,770)
(Not to exceed remaining loan authority: 350,412)

D. Advances and Loans Payable 1,650,000

E. Total Financing to be Repaid (C & D) 1,569,229

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-55
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	1,245,231	
Adjustment of PEA	688,343	
City Cash to be received	-0-	
Accounts Payable	(354,498)	
Encumbrances	(623,709)	
Total		955,367

B. Projected Expenditures and Encumbrances

Item I	1,284,493	
Relocation	651,600	
Rehabilitation	-0-	
Subtotal	1,935,493	
10% of Subtotal	193,549	
Total		2,129,042

C. Financing Required Beyond Funds Available (B-A) 1,173,675
(Not to exceed remaining loan authority: 2,394,182)

D. Advances and Loans Payable 3,024,000

E. Total Financing to be Repaid (C & D) 4,197,675

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-56
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	1,829,827	
Adjustment of PEA	599,734	
City Cash to be received	-0-	
Accounts Payable	(580,932)	
Encumbrances	(94,737)	
Total		1,753,892

B. Projected Expenditures and Encumbrances

Item I	-0-	
Relocation	2,335,960	
Rehabilitation	-0-	
Subtotal	2,335,960	
10% of Subtotal	233,596	
Total		2,569,556

C. Financing Required Beyond Funds Available (B-A) 815,664
(Not to exceed remaining loan authority: 2,013,753)

D. Advances and Loans Payable 10,230,000

E. Total Financing to be Repaid (C & D) 11,045,664

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-77
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	660,269	
Adjustment of PEA	659,066	
City Cash to be received	-0-	
Accounts Payable	(462,167)	
Encumbrances	(132,637)	
Total		724,531

B. Projected Expenditures and Encumbrances

Item I	-0-	
Relocation	1,367,305	
Rehabilitation	-0-	
Subtotal	1,367,305	
10% of Subtotal	136,730	
Total		1,504,035

C. Financing Required Beyond Funds Available (B-A) 779,504
(Not to exceed remaining loan authority: 1,301,915)

D. Advances and Loans Payable 5,907,000

E. Total Financing to be Repaid (C & D) 6,686,504

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-82
Prepared as of 6/30/76

A. Funds Available for Project Expenditures		
Project Expenditure Account	1,084,853	
Adjustment of PEA	258,375	
City Cash to be received		
Accounts Payable	-0-	
Encumbrances	(156,559)	
Total	(317,488)	869,181
B. Projected Expenditures and Encumbrances		
Item I	754,239	
Relocation	130,000	
Rehabilitation		
Subtotal	884,239	
10% of Subtotal	88 424	
Total		972,663
C. Financing Required Beyond Funds Available (B-A) (Not to exceed remaining loan authority:)		103,482
D. Advances and Loans Payable		4,761,000
E. Total Financing to be Repaid (C & D)		4,864,482

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-92
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	1,082,503	
Adjustment of PEA	216,172	
City Cash to be received	-0-	
Accounts Payable	(219,939)	
Encumbrances	(312,117)	
Total		766,619

B. Projected Expenditures and Encumbrances

Item I	45,000	
Relocation	589,958	
Rehabilitation	-0-	
Subtotal	634,958	
10% of Subtotal	63,495	
Total		698,453

C. Financing Required Beyond Funds Available (B-A) (68,165)
(Not to exceed remaining loan authority: 528,701)

D. Advances and Loans Payable 2,645,000

E. Total Financing to be Repaid (C & D) 2,576,834

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-115
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	2,869,008	
Adjustment of PEA	(290,247)	
City Cash to be received	-0-	
Accounts Payable	(184,316)	
Encumbrances	(672,937)	
Total		1,721,508

B. Projected Expenditures and Encumbrances

Item I	396,776	
Relocation	1,842,505	
Rehabilitation	-0-	
Subtotal	2,239,281	
10% of Subtotal	223,928	
Total		2,463,209

C. Financing Required Beyond Funds Available (B-A) 741,701
(Not to exceed remaining loan authority: 1,269,984)

D. Advances and Loans Payable 8,610,000

E. Total Financing to be Repaid (C & D) 9,351,701

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-129
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	1,496,074	
Adjustment of PEA	51,249	
City Cash to be received	2,588,367	
Accounts Payable	(375,951)	
Encumbrances	(222,124)	
Total		3,537,615

B. Projected Expenditures and Encumbrances

Item I	7,087,645	
Relocation	600,890	
Rehabilitation	-0-	
Subtotal	7,688,535	
10% of Subtotal	768,853	
Total		8,457,388

C. Financing Required Beyond Funds Available (B-A) 4,919,773
(Not to exceed remaining loan authority: 5,232,597)

D. Advances and Loans Payable 8,000,000

E. Total Financing to be Repaid (C & D) 12,919,773

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-167
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	1,129,029	
Adjustment of PEA	-0-	
City Cash to be received	-0-	
Accounts Payable	(21,979)	
Encumbrances	(100,854)	
Total		1,006,196

B. Projected Expenditures and Encumbrances

Item I	977,866	
Relocation	-0-	
Rehabilitation	-0-	
Subtotal	977,866	
10% of Subtotal	97,786	
Total		1,075,652

C. Financing Required Beyond Funds Available (B-A) 69,456
(Not to exceed remaining loan authority: 75,493)

D. Advances and Loans Payable 1,530,000

E. Total Financing to be Repaid (C & D) 1,599,456

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-168
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	866,444	
Adjustment of PEA	-0-	
City Cash to be received	-0-	
Accounts Payable	(37,782)	
Encumbrances	(50,000)	
Total		778,662

B. Projected Expenditures and Encumbrances

Item I	885,237	
Relocation	-0-	
Rehabilitation	-0-	
Subtotal	885,237	
10% of Subtotal	88,523	
Total		973,760

C. Financing Required Beyond Funds Available (B-A) 195,098
(Not to exceed remaining loan authority: 268,623)

D. Advances and Loans Payable 906,000

E. Total Financing to be Repaid (C & D) 1,101,098

Supporting Schedule B
Urban Renewal Financing Requirements
Project R-182
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	1,229,237	
Adjustment of PEA	-0-	
City Cash to be received	-0-	
Accounts Payable	(46,295)	
Encumbrances	(8,000)	
Total		1,174,942

B. Projected Expenditures and Encumbrances

Item I	1,878,450	
Relocation	-0-	
Rehabilitation	-0-	
Subtotal	1,878,450	
10% of Subtotal	187,845	
Total		2,066,295

C. Financing Required Beyond Funds Available (B-A) 891,353
(Not to exceed remaining loan authority: 1,108,469)

D. Advances and Loans Payable 2,317,000

E. Total Financing to be Repaid (C & D) 3,208,353

Supporting Schedule B
Urban Renewal Financing Requirements
Project A-3
Prepared as of 6/30/76

A. Funds Available for Project Expenditures

Project Expenditure Account	362,509	
Adjustment of PEA	-0-	
City Cash to be received	-0-	
Accounts Payable	(37,632)	
Encumbrances	(54,528)	
Total		270,349

B. Projected Expenditures and Encumbrances

Item I	375,351	
Relocation	-0-	
Rehabilitation	-0-	
Subtotal	375,351	
10% of Subtotal	37,535	
Total		412,886

C. Financing Required Beyond Funds Available (B-A) 142,537
(Not to exceed remaining loan authority: 75,060)

D. Advances and Loans Payable 675,000

E. Total Financing to be Repaid (C & D) 817,537

Part IV A

Relation of Uncompleted Project Activities to HUD Assisted Housing

HUD regulation 570.803 requires HUD to determine at financial settlement that a change in scope of a renewal project will not have an adverse impact on HUD assisted housing. In order that this submission serve as a basis for HUD approval of a mutually agreed upon level of completion, we have therefore reviewed the impact of all uncompleted or unbudgeted, HUD approved activities on HUD assisted housing in each of the four underfunded projects.

Our findings, which follow, consist of three elements:

1. A statement on each housing site, listing the development, the subsidy, the number of units, and the uncompleted or unbudgeted activities which impact on the housing. Your attention is especially drawn to the inventory of South End assisted housing. Enclosed with this listing are,

    a. A summary of the master sewer separation program for the project. The South End is low area subject to chronic flooding. To illustrate the problem, we have enclosed a map showing the location of HUD assisted housing together with record of sewer complaints received by the City in 1975 and 1976. The master sewer program has been contrived to relieve the flooding problem.

b. A statement from the Public Works Department on the condition of waterlines in the South End Project area.

2. Maps, illustrating the location of all HUD assisted housing in the four underfunded projects. Displayed on these maps is the inventory of uncompleted and unbudgeted, HUD approved improvements.

3. Program summaries, listing the costs for work proposed for funding, as well as summaries of work proposed to be deferred. These include a notation on the relationship of the activity to HUD assisted housing sites.

HUD Assisted Housing
in the South End

PROJECT MASS R-56

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
1	The Brownstones Rehab	MHFA 236 RS LH-(23)	35		126-136 Chandler 115 Appleton St.	No remaining activity
2	New Castle/Sarnac Rehab	MHFA 236 RS LH-(23)	97	57 59	599-627 Columbus Ave.	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems No funding requested for Columbus Ave. Linear Park
3	Ebenezer Home Rehab	MHFA 236 RS LH-(23)	32		160-174 W.Spring-field	None
4	Project 3 - GBCD Rehab	MHFA 236 RS LH-(23)	31	RD-25 RR-9 P-4	149-155 Worcester 3 Columbus Sq.	None
5	Piano Craft Guild Rehab	MHFA 236 RS LH-(23)	174		791 Tremont	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
6	The Chester Rehab	MHFA 236 RS LH-(23)	29	RR-40 RD-34	521-528 Mass. Ave. 158 W. Springfield	None
7	Franklin Sq. House Rehab	MHFA 236 RS LH-(23)	182		E. Newton St.	Urgent Needs - water: James & E. Newton lighting: James No funding requested for sewer & drain separation.
8	Concord Houses New	MHFA 236 RS LH-(23)	181		705-43 Tremont St.	Urgent Needs: street: Concord Sq., Worcester St., Rutland Sq. Other: sewer & drain reconstruction - Urban Systems.
9	Castle Square New	221-D-3 LH-(23)	500	R-1 R-4 R-5	Shawmut, Dover Herald & Tremont	Urgent Needs - water: E. Berkeley (Tremont to Albany) Other - Tremont reconstruction - Urban Systems No funding requested - Shawmut Ave. reconstruction E. Berkeley reconstruction
10	SECD-Apartments Rehab	221-D-3 LH-(23)	5		39 E. Springfield	Urgent Needs - water lines Street reconstruction not approved but desirable.
		221-D-3 LH-(23)	5		10 Dartmouth St.	Urgent Needs - street reconstruction; Other - sewer separation - EPA

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION: Development Parcel	LOCATION: Other Identification	Related Uncompleted Urban Renewal Activity
10	SECD-Apartments (cont'd)	221-D-3 LH-(23)	5		216 Northampton St.	Urgent Needs - street reconstruction
		221-D-3 LH-(23)	9		43-45 Dwight St.	None
		221-D-3 LH-(23)	9		210-212 Northampton	Urgent Needs - street reconstruction
		221-D-3 LH-(23)	8		220-224 Northampton	Urgent Needs - street reconstruction
		221-D-3 LH-(23)	4	RD-37	535 Mass. Ave.	None
		221-D-3 LH-(23)	23	RD-39 RD-40 RD-96	792-848 Tremont 812 " "	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems.
11	Methunion Manor United Methodist Church New	221-D-3 LH-(23) RS 1	150	RC-1 R-3 RC-3a R-2	399-415 Columbus 420-440 " " 453-475 " " 369-387 " "	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems.
12	Camfield Gardens	221-D-3 LH-(23)	134	22	74-132 Camden 59-143 Lenox	Urgent Needs - water: Camden, Lenox street reconstruction: Camden, Lenox

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
13	ROXSE Housing New	221-d-3 LH-(23)	364	24	1022-1066 Tremont	Urgent Needs - none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems.
				21	53-103 Camden	Urgent Needs: street reconstruction; water lines
				23	21-109 Hammond	None
				23	6-106 Kendall	None
				24	31-55 Warrick	None
14	South End Apartments Rehab	221-D-3 LH-(23)	28	SE-3	15-23 Walpole St.	Urgent Needs: water
15	W. Concord & Westland Apts. New	221-D-3 RS	44	R-7	105-117 W. Concord	Urgent Needs - water: W. Concord St. street reconstruction No funding requested: sewer separation.
16	TDC I Rehab	236 RS LH-(23)	100	RR-33 R-35	498 Columbus Ave. 502 Columbus Ave.	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems.
					457 Mass. Ave.	None

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
16	TDC I (cont'd)			RR-39	508 Mass. Ave.	None
					522 " "	
				RR-41	556 " "	
				RR-42	572 " "	
				RR-43	574 " "	
				RR-44	654 " "	
				RR-45	671 " "	
				RR-46	673 " "	
				RR-47	675 " "	
				RR-78	55 Rutland	Urgent Needs: water, street reconstruction
				RR-79	57 " "	
				RR-35	106 W. Concord	Urgent Needs: water, street reconstruction
				RR-36	108 " "	
				RR-37	130 " "	No funding requested - sewer separation - EPA
					189 W. Springfield	Urgent Needs: water lines, street reconstruction
				RR-51	89 Worcester	Urgent Needs: none
				RR-52	91 " "	

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
17	ETC I Rehab	236 RS LH	71	RR-54 RR-55 RR-56 RR-57	336 Shawmut 338 " " 340 " " 342-346 "	Urgent Needs: none
				RR-58 RR-59 RR-60 RR-61 RR-62 RR-63 RR-64 RR-65 RR-66	610 Tremont 612 " " 614 " " 616 " " 618 " " 620 " " 622 " " 624 " " 626 " "	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems.
18	ETC - Elderly Tower New	BHA-E	204	19B PB-7	70 W. Dedham	Urgent Needs Street reconstruction
19	ETC II Viviendas La Victoria New	236 RS	187	19B	W. Brookline St.	Urgent Needs Waterlines
20	Willard Place Rehab	236 RS	160	29	Shawmut Ave at Willard Place	Urgent Needs - sewer reconstruction - Northampton St. No funds requested sewer separation street reconstruction

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
21	Westminister Place New	236 RS	120	25	Shawmut Ave at Hammond	Urgent Needs - Windsor St. reconstruction No funds requested sewer separation
22	Grant Manor New	236 RS	180	34	Washington St. from Northampton to E. Lenox	Urgent Needs - waterlines on Washington (Ball to Northampton) and E. Lenox No funds requested sewer separation street reconstruction
23	Low-Cost Housing	236	73		159-161 W. Springfield	None
	Rehab	RS LH		RD-7 RD-19	21-23 Concord Sq. 6 " "	Urgent Needs: street reconstruction
					235 W. Canton St.	Urgent Needs: street reconstruction
				RR-56	157 W. Concord	Urgent Needs - waterlines, street reconstruction No funds requested sewer separation

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
23	Low-Cost Housing (cont'd)				237-245 Shawmut	Other: sewer separation-EPA
					544-546 Mass. Ave. 567 " " 559 " " 418 " "	None
				RR-74	18 Wellington	
				RR-97 & SE-6	72 & 86 Hammond	
				RR-87	215 W. Newton	
				RD-57	86 W.Springfield 10 Dwight	
24	West Concord Apartments Rehab	236 RS LH-(23)	74		69 W. Concord	Urgent Needs - water lines street reconstruction No funds requested sewer separation
					1641-1645 Washington Street	No funds requested sewer separation street reconstruction
					278-284 Columbus	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems.
					564 Mass. Ave. 688 " "	None

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
25	TDC & Wingate Associates Rehab	236	181	RD-32	5 & 34 Braddock Pk.	None
				RD-48	506 Columbus Ave.	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems
					24 E. Brookline	Not approved. Reconstruction is advisable.
				RR-69 RR-90	30 & 32 Greenwich Park	None
				RD-75, 50, 72, 51, 73, 74,	401-407 Mass. Ave.	None
				RR-74, 52, 53	411 " " 415-425 " "	
				RD-38	545-553 " "	
				RD-56	560 " "	
				RD-54	569-573 " "	
				RR-83	612 " "	
				RR-84	623 " "	
				RR-85	627 " "	
				RD-58	663 " "	
				RR-98	692 " "	
				RR-99	696 " "	
				RD-59	29 Rutland	Urgent Needs - waterlines, street reconstruction

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
25	TDC & Wingate Associates (cont'd)			RR-86	127 W. Concord	Urgent Needs - water lines, street reconstruction No funding - sewer separation
				RR-42	115 W. Newton	None
				RR-87	213 " "	None
					23 Wellington	None
26	Warren Ave. Apartments Rehab	221-D-3 MR	30		25 Warren Ave.	Urgent Needs - street reconstruction
				RD-3	31 " "	
				RD-4	33 " "	
				RD-5	35 " "	
				RD-7	37 " "	
				RD-9	51 " "	
27	South End Building Systems	236	20	30	Rutland & Washington Street	Urgent Needs - Rutland: water and street reconstruction No funds requested - Washington street reconstruction & sewer separation
28	Turnkey Elderly	BHA E	78		745-763 Tremont	Urgent Needs: Worcester St. reconstruction; W. Springfield waterlines Other: sewer & drain separation - EPA; street reconstruction - Urban Systems
			78		Northampton St. at Comet Place	No funds requested - Worcester St. Park

COMPLETED AND UNDERWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
29	Concord Towers	236	296	54	Harrison Ave. at E.Canton & Warren	Other: sewer separation - EPA No funds requested - Harrison, street reconstruction, water
30	United Community Development	BHA E	80		54-102 W. Newton	Urgent Needs: waterlines
31	Concord Homes	236	181	RC-4 RC-5	Worcester St.	Urgent Needs: Worcester St. reconstruction No funds requested - Worcester St. linear park
	Lenox Street	BHA	306			Urgent Needs: Lenox St. waterlines, street reconstruction No funds requested - Shawmut Ave. reconstruction
	Cathedral	BHA	508		Washington, E. Brookline & Harrison	Urgent Needs: Harrison Ave. waterlines; Monsg. Reynolds water, street reconstruction; E.Brookline street reconstruction Other: sewer separation: EPA No funds requested - Harrison Ave & Washington reconstruction; Monsg. Reynolds linear park
	Camden Street	BHA	72			Urgent Needs: Camden St. waterlines

PROJECT MASS R-56

PROPOSED

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
	Headstart	236	181	RC-9 R-11	1595-1631 Washington St. 10-34 E. Concord	Urgent Needs: E.Concord waterlines & reconstruction No funds requested - sewer separation
	ETC II New	236	250	19A		Urgent Needs: W. Brookline waterlines No funds requested - Pembroke St. Park W. Springfield St. reconstruction not approved but highly advisable

PROJECT MASS R-56

INFILL

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
	DCA	236	90	RE-2B	114-122 Worcester	No funds requested: linear park
				RR-15	74 Rutland	Urgent Needs: water & street reconstruction
				RC-8	980 Tremont	Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems
				RD-60	450 Shawmut	No funds requested: Shawmut reconstruction
					Shawmut, Worcester & W. Springfield	
				33B	85 Northampton	Urgent Needs: Trade St. reconstruction No funds requested - sewer and drain
				RD-66	14 & 16 E. Springfield	Urgent Needs: waterlines
					597 Shawmut 517 Shawmut	No funds requested - street reconstruction; sewer & drain separation

PROJECT MASS R-56

312 HOUSING

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
	Appleton Street 6A, 19, 21, 27, 48, 59, 82, 87, 95, 97, 101, 119 137, 141					Urgent Needs: waterlines
	Berkeley Street 61					None
	Braddock Park 26 and 43					None
	Bradford Street 1, 3, 9, 12, 21, 22, 38, 40					None
	Chandler Street 52 and 70					None
	Cazenove Street 8					None
	Columbus Avenue 325, 327, 404, 484, 486, 504, 586, 596, 618					Urgent Needs: none Other: sewer & drain separation - EPA; street reconstruction - Urban Systems
	Columbus Square 10 and 11					None

312 HOUSING

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
	Concord Square 11, 17, 18, 19, 22, 37, 39, 41, 47					Urgent Needs: street reconstruction
	Cunard Street 32					Urgent Needs: waterlines, street reconstruction
	Dartmouth Place 9, 16, 19, 11					Urgent Needs: waterlines
	Dartmouth Street 32, 38, 83, 87					Urgent Needs: street reconstruction Other: sewer separation: EPA
	Dwight Street 5, 11, 15, 17, 18, 29, 36, 53					None
	E. Brookline Street 80, 86, 88					Urgent Needs: street reconstruction No funds requested: sewer separation
	E. Concord Street 35					Urgent Needs: waterlines street reconstruction No funds requested: sewer separation
	E. Springfield Street 30, 32, 34, 35, 39, 41, 42, 43, 47, 50, 51					Urgent Needs: waterlines

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
	Gray Street 29 and 47					None
	Greenwich Court 1, 4, 7					None
	Greenwich Park 11, 24, 28, 35, 36					None
	Greenwich Street 10, 13, 17, 18, 19, 20, 24 41, 43, 47, 53, 55					None
	Hammond Street 40, 76, 90, 92, 94, 96					None
	Hanson Street 3, 5, 20					None
	Haven Street 1 and 2					None
	Holyoke Street 7, 30, 35					None
	Lawrence Street 12, 18, 20, 23, 24, 29, 41, 43, 49					None
	Mass. Ave. 413, 451, 518, 519, 523, 530, 540, 582, 603, 680					None

312 HOUSING

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
	Milford Street 8, 24, 32, 45					None
	Montgomery Street 44, 75, 77, 78, 80, 83					Urgent Needs: waterlines Street reconstruction is not approved but is necessary
	Northampton Street 211					Urgent Needs: street reconstruction
	Pembroke Street 93, 104, 112, 130					Urgent Needs: waterlines Street reconstruction is not approved but is desirable
	Plymton Street 40					None
	Rutland Square 7, 8, 25, 31, 51, 55					None
	Rutland Street 27, 31, 53, 62, 64, 66, 74, 86					Urgent Needs: waterlines & street reconstruction
	Shawmut Avenue 248, 250, 254, 333, 453, 466					No funds requested: sewer separation; street reconstruction
	St. Charles Street 18					None

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
	Sussex Street 3, 22, 24, 32, 36					None
	Taylor Street 9					None
	Union Park Street 102, 104, 106, 110, 112, 114, 116, 118, 122, 124, 126, 128, 130, 132, 134					None
	Union Park 48					None
	Upton Street 34, 43					None
	W. Rutland Square 60					None
	W. Springfield 94, 194, 207, 211					Urgent Needs: waterlines
	Warren Avenue 101, 105, 119, 146, 151 159, 163, 169, 175, 177 181, 187, 189, 191					Urgent Needs: street reconstruction No funds requested: linear park
	Warwick Street 3, 5, 18, 20, 40, 41					None

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
	Windsor Street 71					Urgent Needs: street reconstruction No funds requested: Windsor Street open spaces
	W. Brookline Street 157, 159, 160, 162, 164 185, 206					None
	W. Canton Street 143, 145, 146, 148, 152, 159 180, 185, 187, 189, 194, 217, 220, 230, 241					Urgent Needs: street reconstruction
	W. Concord Street 126					Urgent Needs: street reconstruction; waterlines No funds requested: sewer separation
	W. Newton Street 129, 140, 145, 156, 159, 164 197, 201					None
	Worcester Street 23, 25, 49, 51, 73, 143					None
	Yarmouth Street 8, 12, 14, 20, 22					Urgent Needs: street reconstruction

SUMMARY OF FACILITIES PLAN

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END AREA - MASS. R-56

The urban renewal project areas of Boston represent a unique attempt to abate pollution through staged separation, despite the difficulties of adjacent unseparated areas of the City and the extent conditions found where a combined system has prevailed for so long. The South End Area, the largest of Boston's redevelopment project areas, represents an excellent example of the unique problems involved in the urban renewal separation program.

The original combined systems were designed to accommodate storage during storms at high tide, with subsequent direct discharges to adjacent waters. Extensive expenditures have been made to provide local separation of the old combined systems in this very low area of the City.

As part of the South End Program, approximately 37,000 feet of sanitary sewer and storm drain construction, costing approximately $5,000,000, has been completed or is under contract effecting separation in subdrainage areas. In the past, temporary connections of the new sanitary sewers and storm drains were made to existing combined sewers. This method was a logical order of rehabilitation, as the subdrainage areas flow in the general direction of the major streets. The completed sanitary sewer and storm drain installations within a subdrainage area would also accommodate street reconstruction, another major goal of the renewal program. Most of these new sanitary sewers and storm drains still flow to elements of the old combined systems and during moderately heavy

storms, contribute overflow to tidewater. Unless the intended program is substantially completed, the work completed to date will have little impact in abating pollution.

Continuation of this program, as recommended in the facilities plan will lead to the following pollution control and abatement measures:

1. Elimination of combined sewage overflow to the Fort Point Channel from Union Park Street, East Dedham Street, E. Berkeley Street and E. Concord Street Conduits.

2. Elimination of a considerable amount of the storm water entering the East Side and Boston Main Interceptors which results in overflow somewhere in the system.

3. Provide a system of storm drain interceptors that will carry temporarily combined flows to the Pollution Abatement and Flood Control Facility for treatment prior to discharge into the Roxbury Canal Conduit.

4. The increased capacity provided by the proposed major storm drain interceptors will result in the reduction of flooding occurrences by the redistribution and redirection of separated flows during storm periods.

5. The proposed major storm drain interceptors, carrying combined flows during storm periods,are an integral part of the facilities plan and as such should be considered a physical extension of the Pollution Abatement and Flood Control Facility.

SCOPE OF SEPARATION IN THE SOUTH END PROJECT

The City of Boston has been working on a program of sewer and drain separation for many years. As part of this program, City ordinances require separate sanitary sewer and storm drain building service connections from all new construction, whether or not separate sewer and drain lines have been previously constructed in the street.

All construction, both past and future, of the Metropolitan District Commission dating back thirty years or more is based on at least partial separation of the tributary areas.

None of the existing major conduits of Boston are sized to convey storm runoff from moderately heavy rainfalls to a treatment plant. The M.D.C. treatment plants have been designed to accept 3 to 4 times the average dry weather flow. By no means will they accept all of the storm runoff from the tributary areas. In order to abate pollution during the resulting frequent overflows, the M.D. C. plans have included storm detention and chlorination stations. These would reduce the frequency of combined overflows and aid in the abatement of pollution through preliminary treatment.

While "complete" storm and sanitary separation is the ultimate goal, it is not within the scope of present renewal projects. It is not economically feasible to remove all drainage from sanitary service connections. In older buildings, roof and area drains were often connected to a common building sewer. In many cases, it is not feasible to rework building plumbing in its entirety to provide the required separated services.

The procedure for separation, in the South End, where existing buildings are to remain, is to eliminate all sewage flows to the drains and minimize the amount of storm drainage that will flow into the sanitary sewers. It was with this understanding that the Massachusetts Division of Water Pollution Control approved the master plan for the South End Project.

The intent of the South End Recommended Sewer and Drain Program is to provide new sewer and drain installations, in addition to modifications to the existing system. This will provide a workable scheme whereby sewerage and drainage facilities would be separated within the Project Area. Separation of combined systems is normally accomplished by utilizing the existing combined sewer either as a storm drain or as a sanitary sewer. Usually, the larger combined sewers are left as storm drains and the smaller combined sewers are left as sanitary sewers. Existing combined sewers found to be in poor condition are replaced with new sanitary sewers and storm drains. Permanent connections discharging combined flows are not connected to separated storm drains. Where separation of rear alley combined sewers is impractical due to ownership, limited accessibility or elevation, connection is made to a separated sanitary sewer.

The recommended South End sewer and drain plan is unique, as is the entire sewer and drain system of the City of Boston. Under this master plan, the South End is provided with separated sanitary sewer and storm drain facilities insofar as practicable without the renovation of many existing buildings which contain combined service connections. Provision for the interim phases between initial separation and "complete" separation is provided with an in-system treatment works at the Pollution Abatement and Flood Control Facility. It must be realized that 100% separation will not be effected in the South End

in the foreseeable future, due to the uniqueness which is inherent to the system.

As the rear alley combined sewers become phased out through obsolescence, new sanitary and storm drain connections will be made to the appropriate lines being installed at the time. The necessity for the continuation of the Master Sewer and Drain Separation Program cannot be overstressed here. Continuation of this program will lead to the implementation of the following pollution control and abatement measures:

1. Elimination of combined sewage flow to the Fort Point Channel.

2. Elimination of a considerable amount of the storm water entering the East Side and Boston Main Interceptors.

3. Provide a system of storm drain interceptors that will carry temporarily combined flows to the Pollution Abatement and Flood Control Facility for treatment, prior to discharge into the Roxbury Canal Conduit.

4. The increased capacity provided by the proposed major storm drain interceptors will result in the reduction of flooding occurrences by the redistribution and redirection of separated flows during storm periods.

5. The proposed major storm drain interceptors, carrying combined flows during storm periods are an integral part of the Facilities Plan and as such should be considered a physical extension of the Pollution Abatement and Flood Control Facility.

Abandonment of the present plan of selected separation and construction of new combined sewers instead would:

1. Be against the laws of the Commonwealth.

2. Completely frustrate the function of the already completed separated systems tributary to any new combined sewers.

3. Cost almost approximately the same as separation.

4. Not be eligible for State and Federal construction grants.

5. Increase pollution of the Boston Harbor because the effluent from the pumping station would have a higher percentage of sewage.

Abandonment of the on-going plan of selected separation at its present stage of completion and leaving the remainder of the existing combined system status quo would:

1. Completely frustrate the function of the separated tributary systems already completed.

2. Utilize only about 1/3 of the capacity of the new South End pumping station because most of the South End area has not yet been connected.

3. Continue the present frequency and strength of combined overflows.

4. Continue present conditions of flooding from combined sewers in those areas not presently connected to the pumping station.

D. Hamer

JOSEPH F. CASAZZA
Commissioner
FREDERICK L. GARVIN
Deputy Commissioner
Telephone 725-4900

CITY OF BOSTON

PUBLIC WORKS DEPARTMENT

ONE CITY HALL SQUARE

BOSTON, MASS. 02201

DIVISION ENGINEERS
Frederick L. Garvin, Engineering
John P. Sullivan, Water
James A. O'Rourke, Sewer
Robert S. Bowes, Highway
Charles T. Dinneen, Sanitary

October 1, 1976

Mr. William Barbato
Boston Redevelopment Authority
City Hall
One City Hall Square
Boston, Massachusetts 02201

Dear Mr. Barbato:

During the period from September 1 through September 21, 1976, the Pitometer Associates, under contract with the City of Boston Water Division, conducted hydraulic surveys on several water mains in the South End districts. These sample mains were among the attached list of water mains which have not yet been improved by relaying or cleaning and cement relining. The age of these mains range from 1853 to 1928.

A common method of determining the interior condition of water pipes is by application of the Hazen-Williams formula. The resulting friction coefficient, "C", indicates the condition of the pipe, i.e., the degree of tuberculation. "C" valves of new cement lined pipe range from 130-150 while relined pipes in Boston range from 120 through 140, according to recent tests.

If a main has a "C" coefficient of 60, it can only perform 46 percent of its rated capacity. The most recent tests conducted in the South End indicated the "C" coefficient ranging from 31 to 60, representing efficiencies of 24 to 46 percent of the rated capacities. A summary of the tests is enclosed.

Although loss of head tests were not conducted on every street in the South End, the results taken on the 8", 10" and 12" mains may be considered typical within the age ranges of the pipes. This natural deterioration is inevitable and unfortunately reduces the quantity of water available for fire protection and domestic consumption. Replacement or reconditioning by cleaning and cement relining of the mains are the practical solutions to the problem.

Very truly yours,

John P. Sullivan Jr.

John P. Sullivan, Jr.
Asst. Civil Engineer

RECEIVED
ENGINEERING
BOSTON REDEVELOPMENT AUTHORITY
OCT 1976

JPS:jc

Enclosures

Gen. 26

CITY OF BOSTON AND COUNTY OF SUFFOLK

DEPARTMENTAL COMMUNICATION

September 27, 19 76

	(NAME)	(RATING)	(DEPARTMENT-DIVISION)
TO	John P. Sullivan, Jr.	Asst. Civ. Engr.	P.W.D.-Water Division
FROM	William A. DiTullio, Jr.	Sr. Engr. Aid	P.W.D.-Water Division

SUBJECT: SOUTH END WATER MAINS FILE REF. NO.

Per your request, I have compiled a list of streets in the South End which have not yet been improved by relaying or cleaning and lining. /Please note asterisk indicates streets which abut property under HUD Assisted Housing Program:

STREET	LIMITS	SIZE	DATE LAID
*St. Cyprian's Pl. (Walpole St.)	Columbus Ave. to Tremont St.	10"	1896
*Cunard St.	" "	6"	1896
		8" H.S.	1912
*Coventry St.	" "	12"	1914
*Burke St.	" "	8" H.S.	1912
		6"	1870
*Camden St.	" "	10"	1903
*W. Springfield St.	Columbus Ave. to Tremont St.	10"	1902
	Tremont to Washington Sts.	10"	1921
Claremont Park	Claremont St. to Columbus Ave.	8"	1902
Claremont St.	Claremont Pk to Greenwich Pk	6"	1884
		10"	----
*Greenwich Pl	Claremont St. to Columbus Ave.	8"	1902
*Concord Sq.	Columbus Ave. to Tremont St.	6"	1867
		6"	1896
*Pembroke St.	Columbus Ave. to Tremont St.	8"	1902
*Holyoke St.	Carleton St. to Columbus Ave.	10"	1915
*Yarmouth St.	" "	10"	1915
Buckingham St.	Columbus Ave. to Dartmouth St.	12"	1928
*W. Canton St.	*Tremont St. to Shawmut Ave.	12"	1897
	Columbus Ave. to Warren St.	10"	1912
Montgomery St.	W. Canton St. to Tremont St.	8"	1912
Dartmouth Pl	@ Dartmouth St.	8"	1902
*Appleton St.	Dartmouth St. to Clarendon St.	12"	1912
*Lenox St.	Shawmut Ave. to Fellows St.	12"	1913

STREET	LIMITS	SIZE	DATE LAID
Northampton St.	Harrison Ave. to Albany St.	12"	1919
	*Tremont to Washington Sts.	12"	1853
*W. Concord St.	Tremont to Washington Sts.	10"	1921
*Rutland St.	Shawmut Ave. to Washington St.	6"	1881
*Haven St.	Shawmut Ave. to Rutland St.	6"	1916
*W. Newton St.	Tremont St. to Washington St.	12"	1914
*E. Newton St.	Washington St. to Albany St.	12"	1914
W. Brookline St.	Warren to Washington Sts.	10"	1914
*W. Dedham St.	Tremont St. to Shawmut Ave.	8"	1884
Union Park St.	Tremont to Shawmut Ave.	6"	1856
		8"	1900
E. Berkeley St.	Tremont to Albany Sts.	10"	1896
*Washington St.	Arnold to Northampton Sts.	12"	1914
* " "	Ball to Northampton Sts.	12"	1896
" "	Rollins to E. Berkeley Sts.	12"	1921
*E. Springfield St.	Washington to Harrison Ave.	8"	1901
*E. Concord St.	Washington to Harrison Ave.	10"	1901
*E. Concord St.	Harrison Ave. to Albany St.	10"	1903
		12"	1923
*James St.	E. Concord to E. Brookline Sts.	6"	1914?
		6"	1877
*Harrison Ave.	E. Brookline to E. Berkeley Sts.	12"	1906
*Monsignor Reynolds Way	Washington St. to Harrison Ave.	8"	1896
Malden St.	Harrison Ave. to Albany St.	8"	1891
*Wareham St.	Harrison Ave. to Albany St.	10"	1891
Savoy St.	Washington St. to Harrison Ave.	10"	1905
Albany St.	Mass. Ave. to Canton St.	12"	1905

William C. Dufficy Jr.

WDT:jc

Gen 28

CITY OF BOSTON AND COUNTY OF SUFFOLK

DEPARTMENTAL COMMUNICATION

September 27, 19 76

	(NAME)	(RATING)	(DEPARTMENT-DIVISION)
TO	John P. Sullivan, Jr.	Asst. Civ. Engr.	P.W.D.-Water Division
FROM	William A. DiTullio, Jr.	Sr. Engr. Aid	P.W.D.-Water Division

SUBJECT: LOSS OF HEAD TESTS FILE REF. NO.

Listed below are the results of tests conducted by Pitometer Associates:

L. of H. No. 1

Location: East Lenox St. between Fellows and Washington Streets
Date: September 15, 1976
Size: 12 inch

Quantity - mgd.	0.59
Total Loss - feet	1.26
Length - feet	283
Slope - feet/1000 ft	4.5
Coefficient W.-H. Formula	39
Date Laid	1913
Percent of Capacity When New	30
Coefficient Indicated By Age (W.-H. Tables)	56

L. of H. No. 2

Location: Buckingham St. between Dartmouth St. & Columbus Ave.
Date: September 15, 1976
Size: 12 inch

Quantity - mgd	0.36 (*)
Total Loss - feet	0.25
Length - feet	301
Slope - feet/1000 ft	0.83
Coefficient W.-H. Formula	60
Date Laid	1928
Percent of Capacity When New	46
Coefficient Indicated By Age (W.-H.) Tables	70

NOTE: *This is the maximum flow we could obtain with a hydrant wide open. This low flow may be due to the lining company working in the area, or a gate or gates may be closed, or almost closed, etc. This condition should be investigated.

L. of H. No. 3

Location: Monsignor Reynolds Way between Harrison Ave. & Washington St.
Date: September 16, 1976
Size: 8 inch

Quantity - mgd.	0.49
Total Loss - feet	7.6
Length - feet	218
Slope - feet/1000 ft.	34.9
Coefficient W. - H. Formula	31
Date Laid	1896
Percent of Capacity When New	24
Coefficient Indicated by Age (W.-H. Tables)	54

L. of H. No. 4

Location: Wareham St. between Harrison Ave. & Albany Street
Date: September 16, 1976
Size: 10 inch

Quantity - mgd.	0.42
Total Loss - feet	1.57
Length - feet	240
Slope - feet/1000 ft.	6.5
Coefficient W.-H. Formula	37
Date Laid	1891
Percent of Capacity When New	28
Coefficient Indicated by Age W.-H. Tables)	55

L. of H. No. 5

Location: Montgomery St. between W. Canton to Tremont Street
Date: September 17, 1976
Size: 8 inch

Total Loss - feet	6.3
Length - feet	312
Slope - feet/1000 ft.	20.2
Coefficient W.-H. Formula	50
Date Laid	1912
Percent of Capacity When New	38

William T. DiPuccio Jr.

WDT:jc

Gen 25

CITY OF BOSTON AND COUNTY OF SUFFOLK

DEPARTMENTAL COMMUNICATION

September 28, 1976

	(NAME)	(RATING)	(DEPARTMENT-DIVISION)
TO	John P. Sullivan, Jr.	Asst. Civ. Engr.	P.W.D.-Water Division
FROM	William A. DiTullio, Jr.	Sr. Engr. Aid	P.W.D.-Water Division

SUBJECT: LOSS OF HEAD TEST

FILE REF. NO.

In addition to my memorandum of September 27, 1976, the following loss of head test, as conducted by Pitometer Associates, is submitted:

L. OF H. No. 6

Location: West Canton St. between Appleton St. & Warren Ave.
Date: September 21, 1976
Size: 10 inch

Quantity - mgd.	0.55
Total Loss - feet	2.15
Length - feet	207
Slope - feet/1000 ft	10.4
Coefficient W.-H. Formula	38
Date Laid	1912
Percent of Capacity When New	29

William A. DiTullio Jr.

WDT:jc

HUD Assisted Housing
in the Waterfront

PROJECT MASS R-77

WATERFRONT

No.	Housing Project	HUD Subsidy	# Units	LOCATION: Development Parcel	LOCATION: Other Identification	Related Uncompleted Urban Renewal Activity
1	Harbor Towers I & II Complete	220	624	A-2	India Wharf	No remaining activity.
2	Turnkey Elderly Underway	BHA-E	110	C-2E	Commercial, Fulton & Lewis Streets	Lewis Street reconstruction: no funds requested Fulton (Cross to Richmond): sewer, water, and street reconstruction: unidentified funds Commercial St. (Cross to Lewis): street work Contract Q-1, third year entitlement
3	Knights of Columbus Elderly	236	150	C-2B	Commercial, Atlantic & Richmond Sts.	Richmond St. reconstruction: no funds requested Atlantic: complete Commercial St. (Cross to Lewis): street work Contract Q-1, third year entitlement
4	Mercantile Building	236 (25%)	121	C-2D	Commercial & Atlantic, between Cross & Richmond	Richmond and Cross: street work: no funds requested Atlantic Ave: complete Commercial St. (Cross to Lewis): street work Contract Q-1, third year entitlement

WATERFRONT

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
5	312 Housing Commercial Street (adjacent to Chair Alley)	312			74- 76 Commercial 86- 88 " " 90- 92 " " 94- 96 " " 106-108 " " 110-112 " " 146-148 " " 150-152 " " 162-164 " " 166-168 " "	Commercial Street: street work (Cross to Lewis) Contract Q-1, third year entitlement

HUD Assisted Housing
in the South Cove

PROJECT MASS R-92

SOUTH COVE

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
1	Tai-Tung Village	221-D-3 RS	214	R-2	Harrison Ave.	Water - Harrison Ave. - Urgent Needs (Contract x) Streets - Harrison Ave. - Urgent Needs (Contract x) Sewer separation - Harrison Ave.
2	Mass Pike Towers	236 RS		R-5	Tremont & Shawmut	Adjacent streets - Urgent Needs (Contract x)
3	Chinese Elderly	236	162	R-4	Oak St. West	Urgent Needs (Contract x) - sidewalks and street wearing course
					Washington St.	None
	312 Housing Melrose Street				6, 9, 12, 19, 26 43, 52, 54, 55, 56 Melrose Street	Low service water - no request
	312 Housing Fayette Street				11 and 13 Fayette Street	Low service water - no request
	312 Housing Oak Street				31 Oak Street	Streets - no request Storm drain - no request
	312 Housing Harrison Avenue				229 Harrison	Streets - Urgent Needs (Contract x)
	312 Housing Lyndeboro Place				1-3 Lyndeboro	None
	312 Housing Jefferson Street				9 Jefferson	None
	312 Housing Shawmut Street				17 Shawmut	None

HUD Assisted Housing
in the Fenway

PROJECT MASS R-115

FENWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION: Development Parcel	LOCATION: Other Identification	Related Uncompleted Urban Renewal Activity
1	Burbank Apartments Rehab	221-D-3 RS	173		49 Burbank 48-52 " "	Complete
					15 Edgerly 25 " " 33 " "	Streets and lights: Urgent Needs request Water: no request
					16-22 Haviland	Streets and lights: Urgent Needs request Water: Urgent Needs request
2	Morville House New	236	147	16A	106 Norway	Complete
3	Church Park	236 Sec. 23	508	11	221 Mass. Ave.	Streets: Urban Systems Sewer & drain: Urgent Needs request Water: Urgent Needs request Westland Ave. (Mass. to Edgerly): Streets - no funds requested Edgerly Rd.: Streets - Urgent Needs request
4	Burbank Gardens	Sec 23	52	16B-1	31-41 Burbank St.	Complete
5	Norway Housing	Sec. 23	136		93-103 Norway St.	Complete

FENWAY

No.	Housing Project	HUD Subsidy	# Units	LOCATION Development Parcel	LOCATION Other Identification	Related Uncompleted Urban Renewal Activity
6	Symphony Towers	231 Sec 8				Complete
	EAST		188	5	Mass. & Huntington	
	WEST		216	9		
7	312 Housing St. Stephen Street	312/115	40		121 St. Stephens St.	Complete
8	312 Housing Symphony Road	312/115	6		16-20 Symphony Rd.	Complete
9	Mission Hill	BHA	1611			None

Part IV B

Project Completion Proposal

Boston's 1975 proposal set out a level of completion it considered a minimum and the funding level necessary to reach this degree of completion. The City has reviewed this proposal in light of events in the succeeding period. The following completion program therefore reflects certain deletions from that program. It reflects updated cost estimates. In the South End it reflects a further survey of land assembly, in which it was determined that three additional parcels could be disposed of only after being rounded out by additional acquisition.

The most important variation from the 1975 program is the addition of activities which are directly related to HUD assisted housing. As stated earlier in this submission, the activities which have been added because of their direct impact on HUD assisted housing represent $5.2 million in costs. They include high pressure fire service in South Cove, high and low pressure water lines in the South End and sewer separation in the South End. While the workload of streets in the South End has been somewhat recast, the dollar amount of street reconstruction included represents the total proposed in 1975 less the work carried out or budgeted with Urgent Needs funds since then.

FUNDING SUMMARY: Close-out Proposal

Project	Urgent Needs	Third Year Entitlement	Item II Balance	EPA Funds	Other	Total
Charlestown	-0-	2,300,000	1,339,010	1,543,916	1,130,000	6,312,926
South End	12,387,427	10,000	2,419,872	17,007,842	13,141,200	44,966,341
Waterfront	331,500	2,550,000	50,000	-0-	150,000	3,081,500
South Cove	484,440	160,420	-0-	-0-	-0-	644,860
Fenway	8,731,575	400,000	-	-0-	23,500,000	32,631,575
Total	21,934,942	5,420,420	3,808,882	18,551,758	37,921,200	87,637,202

FUNDING SUMMARY: Charlestown

Activity	Urgent Needs	Third Year Entitlement	Item II Balance	EPA Funds	Other	Total
Improvements						
Sewer & drain						
Contract Z			103,070	800,998		
Y			93,940	742,918		
Subtotal	-0-	-0-	197,010	1,543,916	-0-	1,740,926
Waterlines	-0-	-0-	-0-	-0-	-0-	-0-
Streets						
Contract Z		2,300,000				
Chelsea Connector					1,130,000	
Subtotal	-0-	2,300,000	-0-	-0-	1,130,000	3,430,000
Other Contracts						
W			1,142,000			
Subtotal	-0-	-0-	1,142,000	-0-	-0-	1,142,000
Total	-0-	2,300,000	1,339,010	1,543,916	1,130,000	6,312,926

PROGRAM SUMMARY: Charlestown

Improvements

Contract	Evaluation
Sewer and drain	
Contract Z Main St., Warren St., James St.	1) Application has been submitted to EPA. 2) Contract affects several HUD assisted sites.
Contract Y City Square	1) Application has been submitted to EPA.
Streets	
Contract Z Main St., Warren St., James St.	1) Contract affects several HUD assisted housing sites.
Chelsea St. Connector	
Other Contracts	
Contract W: utilities, street reconstruction and lighting in the Harvard Mall area.	

FUNDING SUMMARY: South End

Activity	Urgent Needs	Third Year Entitlement	Item II Balance	EPA Funds	Other	Total
Land Assembly						
Parcel 11b	560,500					
32c	118,934					
54	305,452					
31/P-6-c	837,081					
Pb-12	182,550					
Pb-3	20,700					
Allen Hs	50,000					
Sub Total	2,075,217	-0-	-0-	-0-	-0-	2,075,217
Improvements						
Sewer & Drain						
Contract H-2A					1,800,000	
H-2B			452,302	2,563,047		
H-3					1,341,200	
SD-1			45,320	268,880		
SD-2	255,870			1,616,910		
SD-3	286,720			2,314,305		
SD-4			319,800	2,052,350		
U-1			74,950	633,550		
H-1			499,700	759,900		
BMI Replace			260,800	2,360,200		
SD-1A			22,000	208,700		
SD-5			470,000	4,230,000		
SD Sub Total	542,590	-0-	2,144,872	17,007,842	3,141,200	22,836,504
Waterlines						
Contract W-77	253,170					
W-78	2,379,450					
W-79	1,682,000					
Sub Total	4,314,620	-0-	-0-	-0-		4,314,620

FUNDING SUMMARY: South End (continued)

Activity	Urgent Needs	Third Year Entitlement	Item II Balance	EPA Funds	Other	Total
Street Construction						
Contract 60-A			275,000			
Columbus Ave.					4,500,000	
Tremont St.					5,500,000	
Balance of Streets						
Boundary to Columbus	591,600					
Columbus to Tremont	1,614,000					
Tremont to Shawmut	1,788,000					
Shawmut to Washington	429,000					
Washington to Harrison	1,032,400					
Total Streets	5,455,000	-0-	275,000	-0-	10,000,000	15,730,000
Parks						
N-1	-0-	10,000	-0-	-0-	-0-	10,000
Total	12,387,427	10,000	2,419,872	17,007,842	13,141,200	44,966,341

PROGRAM SUMMARY: SOUTH END

Parcel Assembly

Disposition Parcel	Evaluation
Parcel 11b Site for new housing.	1) The FY76 Urgent Needs budget contains an allocation of 724,500 for the assembly of this parcel. The requested amount is for the balance of the assembly.
Parcel 32C Site originally planned for expansion of Cathedral High School. Future use would be new housing, commercial on institutional use.	1) Site is partially assembled, cannot be conveyed without further assembly. 2) Acquisition would pre-empt constructive taking suit by Spaulding
Parcel 54 Plan reuse is housing. Concord Baptist Church is the designated developer. Commercial redevelopment also contemplated.	1) Site is partially assembled.
Parcel 31/P6-C Proposed new industrial, commercial use.	1) Site is partially assembled.
Parcel PB-12 Proposed school site, reuse is tied up in the Federal Court.	1) Site is partially acquired 2) acquisition would pre-empt constructive taking suit threatened by HUB Motors
Parcel PB-3 Site originally proposed for school expansion. Presently planned to supprot rehabilitation of adjoining residential buildings.	1) Site is partially assembled
Allen House	1) Property is in historic area; is of special significance. To be acquired for failure to rehabilitate.

PROGRAM SUMMARY: SOUTH END

Improvements

	Evaluation
Sewer and drain Contract H-2 A & B Sewer separation in Columbus Ave. and connecting streets.	1) This contract will allow for the reconstruction of Columbus Ave under the Urban Systems Program. 2) The contract will relieve a significant flooding problem between Columbus Ave. and the tracks. A significant amount of HUD assisted housing is located in this area. The contract is therefore significant for HUD close-out requirements.
Contract H-3 sewer separation in Tremont Ave. and connecting streets.	1) This contract will allow for the reconstruction of Tremont Ave. under the Urban Systems Progam.
Contract SD-1 replacement and restoration of Claredon St. sewer; installation of sewer in Shawmut, Union Park to E. Berkeley.	1) EPA has accepted this contract for mayor funding. 2) Contract will relieve flooding in area with concentration of of HUD assisted housing.
Contract SD-2 replacement of combined sewer in Harrison Ave. between E. Dedham and Malden and Union Park to East Berkley	1) Existing lines are in fair to poor condition. Contract will provide a means for flows in tributary area to connect with the pumping station. 2) EPA has accepted for major funding. 3) Area is low area susceptable to flooding. Affects such major HUD sites as Castle Square.

Contract SD-3 installation of E. Berkeley storm drain and sanitary sewer.	1) Existing line reported in poor condition. The new line will divert storm run-off from Castle Square area, and connect sewage from tributory area to the pumping station. 2) EPA has accpeted for major funding. 3) Area served is susceptable to flooding, affecting HUD assisted housing.
Contract SD-4 Repalce combined sewer in Harrison Ave., Mass. Ave. to E. Dedham St.	1) Existing sewer in poor condition 2) Connection necessary for proper function of pumping station. 3) EPA has accepted contract for major funding. 3) Work affects such HUD assisted sites susceptible to flooding as Cathedral housing.
U-1 Replacement of Mass. Ave. line, Harrison to Albany	1) The existing line has collapsed 2) EPA has accepted for major funding
H-1 Separation in area between Columbus Ave. and Tremont Street, from Warren Ave. to project boundary	1) Completes separation in area described. 2) EPA has accepted for major funding.
BMI replacement	1) Work required by EPA as necessary link in the system. EPA has accepted for major funding.
SD-1A replace sewer in Dartmouth and Montgomery Streets.	1) EPA has accepted for major funding.
SD-5 Construction of Treatment portion of the pumping station	1) Station required because existing Union Park station is in poor condition, lacks sufficient capacity to handle major storms, and does not treat flows. 2) EPA has accepted for major funding.

Waterlines

Contract W-77

*Camden (Columbus to Tremont
*Coventry
*Walpole
*Ball
*Lenox (Tremont to Shawmut)
*Cunard

1) Condition of these lines ranges from 24% to 46% of rated capacities.

2) *Work affects major HUD assisted housing sites.

Contract W-78

*Appleton (Clarendon to Dartmouth)
*Dartmouth Place
*W. Canton (Columbus to Warren)
*Pembroke (Columbus to Tremont)
*Montgomery St.
*W. Brookline St. (Tremont to Wash.)
*E. and W. Newton (Tremont to Albany)
*E. and W. Concord (Tremont to Albany)
*E. Springfield (Washington to Harrison)
*Rutland St.
*E. Berkeley (Tremont to Albany)
Harrison (Worcester to Hunneman)
*Harrison (E. Brookline to E. Berkeley)
*James St.
Savoy St.
Malden
*Monsignor Reynolds Way (Washington to Harrison)

1) Condition of these lines ranges from 24% to 46% of rated capacities.

2) *Work affects major HUD assisted housing sites.

Contract W-79

Albany St. (Mass to E. Berkeley St.)
*Harrison Ave. (Treadwell St. Worcester Sq.)
*Washington St. (Ball St. to Northampton St.)
*W. Springfield (Tremont to Columbus)

1) Condition of these lines ranges from 24% to 46% of rated capacities.

2) *Work affects HUD assisted housing sites.

Waterlines

*W. Springfield (Tremont to Columbus)
*E. Lenox St. (Washington Fellows St.)

Street construction

Contract 60-A West Dedham connector	Part of over-all transportation plan of the S. End.
Contract N-1 *West Concord St. Park	1) Support HUD assisted Housing
*Columbus Ave.	1) Supports several HUD housing sites.
*Tremont St.	1) Supports several HUD housing sites.

Balance of HUD Approved Streets in Historic District
(West to East)

Project Boundary (PCRR) to Columbus

Street

*Dartmouth
*Yarmouth
*W. Canton
*Holyoke
PA 539
PA 542

1) *indicates direct support of HUD assisted housing

Columbus Ave. to Tremont St.

*Warren (Clarendon to Columbus)
Dartmouth
*W. Canton
Rutland Sq.
*Worcester
*W. Springfield
*Northampton
*Camden St.
Walpole
*Cunard

Tremont to Shawmut

*W. Dedham
W. Newton
*Rutland
*W. Concord
*Worcester
*Northampton
*Windsor
*Camden
*Lenox

Shawmut to Washington

U Park St.
*Rutland
*W. Concord
*Northampton
Ball

Washington to Harrison

Perry
Savoy
*Msgr. Reynolds
*E. Brookline
E. Newton
*E. Concord
*Parmelee
*Trask
Thorndike
Newcomb

FUNDING SUMMARY: Waterfront

Activity	Urgent Needs	Third Year Entitlement	Item II Balance	EPA Funds	Other	Total
Land Assembly						
Parcel E-9D	331,500	-0-	-0-	-0-	-0-	331,500
Improvements						
Sewer & drain	-0-	-0-	-0-	-0-	-0-	-0-
Waterlines	-0-	-0-	-0-	-0-	-0-	-0-
Parks						
Long Wharf Phase I	-0-	1,100,000	-0-	-0-	-0-	1,100,000
Streets						
State		100,000				
Y-1		300,000				
Q-1		450,000				
Atlantic Ave. III		600,000				
Subtotal Streets	-0-	1,450,000	-0-	-0-	-0-	1,450,000
Other			50,000		150,000	200,000
Total	331,500	2,550,000	50,000	-0-	150,000	3,081,500

PROGRAM SUMMARY: Waterfront

Parcel Assembly

Disposition Parcel	Evaluation
Parcel E-9D	Coliseum Restaurant property at the corner of North and Blackstone Streets is located opposite Faneuil Hall Markets, now under restoration. Because the building is in need of extensive renovating and has not been made to conform to the rehabilitation standards of the urban renewal plans, plans call for acquisition and demolion of the building.

Improvements	
Parks Long Wharf Phase I Removal of rotted piling, dredging, improvement to bulkheads, replacement of deck in dangerous portions.	A portion of this work is specifically required by LDA with Parcel A-6/A-7 developer. Balance of the work is assumed by Long Wharf developer.
Streets State Street (Central Artery Wharf) Sidewalk on State St. abutting A-6/A-7 developer, trees, lighting.	Work is required by LDA with developer.
Contract Y-1 Commercial St. from Cross St. to housing for the elderly.	Work supports HUD assisted housing.
Contract Q-1 Fulton from Cross to Richmond, sewer, water reconstruction, chair alley drain and reconstruction.	Supports 312 funded rehabilitation would require new loan order or other unidentified funds.
Atlantic Ave., Phase III Rusty Scupper to Eastern Ave.	
Other Commercial block restoration.	Historic Preservation.

FUNDING SUMMARY: South Cove

Activity	Urgent Needs	Third Year Entitlement	Item II Balance	EPA Funds	Other	Total
Land Assembly						
R-3/R3a	105,700	-0-	-0-	-0-	-0-	105,700
Improvements						
Sewer & Drain Contract X	166,460	-0-	-0-	-0-	-0-	166,460
Waterlines Contract X	55,080	-0-	-0-	-0-	-0-	55,080
Street reconstruction, trees & lighting Contract X	157,200					
Contract Y		160,420				
Subtotal	157,200	160,420	-0-	-0-	-0-	317,620
Total	484,440	160,420	-0-	-0-	-0-	644,860

PROGRAM SUMMARY: South Cove

Parcel Assembly

Disposition Parcel	Evaluation
Parcel R-3/R-3a	Site is partially assembled. Includes present Pine St. Inn. Site is proposed for residential new construction when the elevated structure is discontinued.

Improvements

Waterlines Contract X Harrison Avenue	High service water necessary to support HUD assisted Tai Tung village.
Sewer and Drain Contract X Harrison Avenue	Drains should be done while street is disrupted for new waterline.
Streets Contract X wearing course: Shawmut Avenue Tremont Street Marginal Road Oak Street West	Final surfacing of streets adjoining HUD assisted Mass Pike Towers, Chinese Elderly Housing, and Tai Tung.
Complete reconstruction Harrison (Kneeland to Harvard)	Reconstruction of street disrupted by utility replacement.
Contract Y Sidewalks, lighting & trees: Hudson (Kneeland to Tai Tung) Tyler (Kneeland to Harvard)	General support of residential Chinatown.

FUNDING SUMMARY: Fenway

Activity	Urgent Needs	Third Year Entitlement	Item II Balance	EPA Funds	Other	Total
Land Assembly						
Parcel 12	2,632,375					
Parcel 13	3,208,500					
Relocation		200,000				
Sub Total	5,840,875	200,000			-0-	6,040,875
Improvements						
Sewer & Drain Contract 21	420,000	-0-			-0-	420,000
Waterlines Contract 10A	303,375					
13	614,100					
Sub Total	917,700	-0-			-0-	917,700
Street Reconstruction & Lighting Contract 14B	418,000					
28	841,000					
19B	294,000					
X		200,000				
Mass. Ave. design						
Huntington design						
Mass. Ave.					6,000,000	
Huntington					17,500,000	
Sub Total Streets	1,553,000	200,000			23,500,000	25,253,000
Total	8,731,575	400,000	-	-0-	23,500,000	32,631,575

PROGRAM SUMMARY: FENWAY

Parcel Assembly

Disposition Parcel	Evaluation
*Parcel 12	1) Parcel is partially assembled. 2) *Parcel abuts HUD assisted Church Park, which has proceded in reliance of Parcel 12 clearance. 3) Several threats of constructive taking suits.
Parcel 13	1) Parcel is partially assembled. 2) Several threats of constructive taking suits.
Relocation Displacement caused by private rehabilitation on St. Germain St.	

Improvements:

Sewer and Drain *Contract 21 sewer separation in Mass. Ave., Mass Pike to R.R.	1) A portion of Mass. Ave. utilities have already been separated under Contract 5. 2) Should be completed in conjunction with development of Parcels 12 and 13. 3) Work should precede reconstruction of Mass. Ave. 4) *Supports HUD assisted Parcel 11.
Waterlines	
Contract 10A Clean and line watermains Vancouver St., Museum Rd., Forsyth Way, Parker St.	1) This work ties into proposed new line in Huntington Ave. It should be done in anticipation of reconstruction of Huntington Ave. under Urban Systems Program.
Contract 13 Clean and line watermains *Mass. Ave. (Mass. Pike to R.R.) Boylston St. (Mass. Ave. to Fens), *Haviland St.	1) Supports any development of Parcel 13. 2) *Supports HUD assisted housing.

Street reconstruction

Contract 14B Scotia St., St. Cecelia St. Belvidere (Mass. Ave. to Huntington)	1) Restores streets disrupted by waterwork in Contract 10A.
Contract 28 Boylston st. (Mass. Ave. to Fens.) *Haviland St., (Mass. to Hemenway) Hemenway St. at Boylston.	1) Supports Parcel 13. 2) *Supports HUD assisted Burbank Apts.
Contract 19b *Edgerly Road, reconstruction from Norway to Haviland, wearing surface from Norway to Westland	1) Reconstruction supports Burbank Apts. New wearing surface supports Church Park.
Contract X Street reconstruction on St. Germain St.	1) Support rehabilitation on St. Germain St.
*Mass Ave. (R.R. to Turnpike)	1) On funding list for Urban Systems Program. 2) Supports Church Park, Symphony Towers, and any new investment on Parcels 12 and 13.
Huntington Ave. (Turnpike to to Gainsborough	1) First phase is advertised by the State for Urban Systems funding; second phase is on priority list.

Part IV C

Fixed Costs, Administration and Overhead

Overhead costs and fixed costs cover items such as real estate court awards, which are not discretionary, as well as administrative costs and fees necessary to carry out Boston's close-out program.

These costs are estimated in the attached supporting material.

The relationship of these projections to those made in the City's April, 1975 Urgent Needs submission should be noted. In that submission we stated that our estimates were made in the absence of a HUD close-out policy and that they assumed the funding schedule presented in the submission. Unfortunately both HUD's recent close-out policy and the fact that our proposed funding schedule could not be met have added to the costs the City is facing.

First, the delay in receiving a close-out policy, as well as the requirements it has established, has extended the duration of private market financing of these projects by at least one year.

Second, Urgent Needs funding was not received in the increments proposed in our 1975 submission. This has delayed activity for at least a year, with consequent increases in overhead.

Overhead Funding Summary: Fixed Costs, Overhead and Administration

Cost Center	Urgent Needs Request	Third Year Entitlement	Total
Court Awards	$2,364,510	$ 42,939	$2,407,449
Interest	871,281	-0-	871,281
Income	(450,000)	-0-	(450,000)
Administration	2,400,000	-0-	2,400,000
Management	640,000	500,000	1,140,000
Ancillary Costs	1,038,100	-0-	1,038,100
Total	$6,863,891	$542,939	$7,406,830

Real Estate Court Awards

Four of Boston's five underfunded projects face court decisions on land takings already made. Based on past experience, we have projected the amounts in addition to the Pro Tanto payments which the court will award. These are reflected as Urgent Needs Grant demand.

In addition, Project Mass. A-3 is projected for financial settlement in January, 1977. A surplus of 401,980 is expected at settlement; the surplus will be $42,939 less than what will be needed to pay all post-settlement costs, including court awards.

Costs are therefore projected as follows:

South End

Total Anticipated Awards	1,679,810
Amount Budgeted in FY 1977	563,000
Total Anticipated after FY 1977	1,116,810

Waterfront

Total Anticipated Awards	505,800
Amount Budgeted in FY 1977	250,000
Total Anticipated after FY 1977	255,800

South Cove

Total Anticipated Awards	1,053,400
Amount Budgeted in FY 1977	170,000
Total Anticipated after 1977	883,400

Fenway

Total Anticipated Awards	223,500
Amount Budgeted in FY 1977	115,000
Total Anticipated after 1977	108,500

East Boston

Total Anticipated Awards	320,000
Amount Budgeted in FY 1977	277,061
Total Anticipated after FY 1977	42,939

Total Awards	2,407,449

Interest

R-56

Principal as of 7/1/77:	8,497,000	
Interest on current note to maturity 7/22/77:		17,754
New Note		
Outstanding principal	8,497,000	
Less funds in PTLR 8/31/76 (adjusted)	680	
Less UR expenditures from 6/30/76 to 3/31/77	989,000	
New principal	7,507,320	
Interest: one year x 4%		300,292
Total Interest		318,046

R-77

Principal as of 7/1/77:		
Current principal (matures 6/24/77)	5,907,000	
Less funds in PTLR	-0-	
Less UR expenditures to 3/31/77	1,016,305	
New principal from 6/24/77	4,890,695	
Interest: one year x 4%		195,627

R-92

Principal as of 7/1/77:	1,930,000	
Interest on current note to maturity 7/22/77		4,026
New Note		
Outstanding principal	1,930,000	
Less funds in PTLR 8/31/77 (adjusted)	-0-	
Less UR expenditures to 3/31/77	249,918	
New principal	1,680,082	
Interest: one year x 4%		67,203
Total Interest		71,229

R-115

Principal as of 7/1/77:	7,009,000	
Interest to maturity 10/21/77		68,043
New Note		
Outstanding principal	7,009,000	
Less funds in PTLR 8/31/77 (adjusted)	-0-	
Less UR expenditures to 3/31/77	1,550,590	
New principal	5,458,410	
Interest: one year x 4%		218,336
Total Interest		286,379
Total		871,281

Income

To reflect the fact that urban renewal financing for relocation costs is projected through FY78, income from the temporary investment of urban renewal loans is budgeted from the end of the current Community Development year, 7/1/77 to 6/30/78.

Project Mass. -	56	150,000
"	77	100,000
	92	75,000
	115	125,000
Total Income		450,000

Administrative Costs

The City's 1975 Urgent Needs proposal requested administrative costs through 1977. As stated in that submission, this request assumed that the proposed activities could be funded and therefore carried out in that period. It assumed that the expeditious completion of these activities would allow administrative costs to decline in 1977. Unfortunately, neither will be possible in light of delays in funding.

The administrative costs associated with the proposed completion program will therefore extend at least through 1978.

Administrative costs budgeted for the second CD year, FY77, are $2.4m. This is $139,000 less than the level estimated in our 1975 Urgent Needs proposal. Administrative costs in FY78 will necessarily continue at at least the same level since the level of activity in that year will be even heavier.

Regardless of the level of activity, costs of routine maintenance of property already acquired will be incurred in the program. Property management costs are estimated as follows:

Project	Costs FY78	Costs FY79	Total
South End	375,000	200,000	575,000
Waterfront	-0-	-0-	-0-
South Cove	-0-	-0-	-0-
Fenway	50,000	15,000	65,000
Total	425,000	215,000	640,000

In addition to the above routine management of property, extraordinary costs of restoring building shells to rehabilitatable condition after fires or other events that may occur will be budgeted in the third year entitlement. A total of 500,000 is set aside for such properties.

Ancillary Costs

Project	Legal	Survey & Plan.	Acq. Fees	Dispo. Fees	PAC	Total
South End	29,000	84,000	94,000	21,200	140,000	368,200
Waterfront	16,000	131,200	8,000	15,000	-0-	170,200
South Cove	14,400	94,000	13,600	16,500	-0-	138,500
Fenway	8,000	96,000	45,200	122,000	90,000	361,200
Total	67,400	405,200	160,800	174,700	230,000	1,038,100

Projected ancillary fees and costs are projected for two years based on the rate of costs incurred during the last six months of 1976. The sole exception is the Waterfront Project, in which no disposition costs were incurred in the period, but in which future costs can be anticipated.

Part V

Deferred Activity

Deferred Activity

The following summaries set out the HUD approved activities which are not completed, budgeted or proposed for funding in this submission.

They represent activities which, if no other source of funds is found, may be eliminated from the scope of renewal activites. We therefore ask HUD to determine whether we would be allowed to reach financial settlement of the four underfunded projects with these activies eliminated from the scope of project activities.

In this connection, particular attention should be paid to the unfunded sewer and drain separation in the South End. While we feel that completion of this work is important to the long range stability of the South End neighborhood, the City's financial circumstances do not permit us to commit ourselves to undertaking this work. No alternative source of funding has been identified.

South End Deferred Activity

Parcel Assembly

Parcel	Cost	Evaluation
49E	375,000	Owned by the Park Department this parcel consists of 121,600 S.F. Until such time imbalance problems are resolved it behooves the Parks Department to retain the park.
36A	63,000	Parcel 36A has not been acquired and is currently owned and utilized by Sriberg Furniture Company. They wish to remain. The City is presently willing to allow this.
52	15,000	Parcel 52, consisting of 9,700 S.F., is owned privately and is being used for light industry. The small residential buildings within the parcel were acquired and raised by Mass Machine Shop. As the area meets our designated use, we recommend deletion from acquisition.
54A	82,000	This parcel consists of 8,586 S.F. There is an established business on site which the Authority is willing to leave.
X-27	150,000	There are approximately 150,000 S.F. in this parcel which is predominately owned by the DPW. An undetermined portion of this parcel was scheduled for the Inner-Belt with portions of the remainder to be utilized for residential construction. As a moritorium exsists on road construction of this nature and the question of final disposition of the DPW owned land has not been resolved, it is not now possible

		to project if the Authority will want development rights to this Parcel. Additionally two parcels owned by the Authority 39 Windosr and 1072 & 1076 Tremont, could be sold to developers and by keeping the buildings, they could be used as buffers against noise pollution for any final building development at Parcel X-27 that might be comtemplated in the future. No further acquisition is forseen at the present time.
RR-1	1,500	This is unacquired vacant land consisting of 1,492 S.F. that originally was scheduled for use as open space or park. In view of the fact that there are parks projected at the Boston Center for the Arts, Berkeley Street and Peter's Park, the Authority is willing to delete this parcel.
RD-45B	3,000	Planned for acquisition for rehabilitaion but is vacant land.
46B	-	BUMC and City Hospital are using this parcel. City Hosptial has built upon a portion of it BUMC is using a portion for parking. No reason for further acquisition forseen.
33A	15,000	One vacant parcel of land. No developer interest has been expressed for the site. Deletion will have no adverse effect on the U.R. plan.
49 C&D	3,100,000	49 C&D consist of 2 parcels owned by the MBTA and occupied by a maintenance facility. Completion of a new maintenance facility is too far in the future to allow the MBTA to plan for discontinued use of the site. City is presently willing to retain the present use.

39	-	Ref. Board Memo 5/20/76 which created X-39 and X-39. X-39 is owned by Chandler X-39A has been designated for Green Shoe, further acquisition is uncessary.
38	338,000	Developed privately in conformance with the plan.
45,PB-15	130,000	New City Hospital Nurse's Quarters
46A, SE-11	78,000	BUMC expansion site obtained without public acquisition
44	66,000	Privately developed as a gas station.
10	425,000	Privately developed - two commercial and rehab apts.
RR-1	80,000	Private developed.
56	-	BRA owns a portion (desig 56A) The remaining portion is New England Nuclear (desig 56) further acquisition on this parcel is unnecessary.
7	-	Acquisiton for the time being complete. If Franklin goes under we will acquire two vacant lots owned by them.

The following parcels were planned for acquisition done privately for rehabilitation. They have been rehabilitated privately for rehabilitation. They have been rehabilitated privately sufficiently to meet BRA design standards:

RD-1	225,000
RD-2	65,000
RD-3	80,000
RD-4	65,000
RD-5	65,000
RD-6	65,000
RD-7	65,000
RD-8	65,000
RD-9	65,000
RD-10	65,000
RD-11	80,000
RD-12	80,000
RD-14	65,000
RD-15	65,000
RD-16	65,000
RD-17	65,000
RD-18	65,000
RD-23B	80,000
RD-27	65,000
RD-31	65,000
RD-65	65,000
RD-68	80,000
RR-1	80,000
RR-6	65,000
SE-5	65,000

Public Improvement

Sewer and drain

Contract - SD-6

E. Brookline (James St. to Fort Point Channel)

* Indicates relation to HUD assisted housing.

Balance of master sewer and drain separation plan:

*W. Concord - Tremont to Washington
E. Concord - Washington-Albany
*E. Newton - Washington-Albany
Washington - U Park-E. Berkeley
*Washington - W. Dedham-Northampton
*Washington - Northampton-Ball
*James - E. Concord - Brookline
*Shawmut - Lenox-W. Springfield
*Shawmut - Rutland-U Park

Thorndike St.
Newcomb St.
*Reed - Thorndike-E. Lenox
Northampton - Washington-Albany
Trask St.
*Msgr. Reynolds Way
Savoy St.
Perry St.
Plympton St.

*indicates relationship to HUD assisted housing.

Street reconstruction

Harrison to Albany

Randolph
Malden St.
Wareham St. (lighting only)
Plympton St. (lighting only)
*E. Dedham
E. Canton - R (lighting only)
*E. Brookline - R
*E. Newton
*E. Concord
*Northampton
Randall
Fellows
*E. Lenox

Radial Streets

*Harrison Ave. (E. Dedham to E. Berkley to Hunneman)

SD - 2 and SD 4 affect segments of Harrison, impact Cathedral Housing and housing across the street

*E. Berkeley (Tremont to Albany)

SD 3 affects segments of the street, impacts Castle Sq.

*Washington St.

Albany St.

*Shawmut Ave. (Union Park to Ball St.)

SD 6 affects segments

Parks

Parcels

*P-1	Warren Ave. Linear Park.
*P-6A,B,C	Dover St. Linear Park
*P-15	Worcester St. Park.
*P-18	Msgr. Reynolds Way Park.
*P-3	Columbus Ave. Linear Park
*P-5	Columbus Ave. Linear Park
*P-7	West Dedham St. Linear Park
*P-8	Pembroke St. Park
*P-11	Tremont St. at Hammond St. Park
*P-12	Windsor St. Open Space
*P-13	Tremont St. Median
*P-14	Washington St. Median

South End Non-Approved Activities

Waterlines

*W. Dedham (Tremont to Washington)
Sarsfield
*W. Canton St. (Columbus to RR)
Weston
*Bristol
East Burke
*Northampton (Tremont to Washington and Harrison to Albany)
*West Springfield (Tremont to Washington)
Haven
*Lenox (Shawmut to Washington) supports development
*Yarmouth
*Holyoke

Street Construction

Boundary to Columbus

Carleton
Northampton
PA-553
Buckingham

Columbus to Tremont

*Montgomery (U Park to W. Canton)
*Pembroke
*Appleton (Columbus to Clarendon)
*Dartmouth Place
Concord Place
E. Burke
Weston
Sarsfield

Tremont to Shawmut

*W Springfield
Newland

*Indicates high priority

Shawmut to Washington

*E. Springfield
*Haven
W. Newton
W. Concord
Worcester

Washinton to Harrison

Waltham St.
*James
*Worcester Square
Hunneman

Harrison to Albany

*Bristol
*Union Park St.

Sewer & Drain

W. Springfield (Tremont to Washington)
Worcester (Tremont to Washington)
W. Rutland (Tremont to Washington)
W. Newton (Tremont to Washington)
E. Springfield (Washington to Harrison)
Worcester Sq. (Washington to Harrison)
New Street (W. Brookline - Pembroke - Tremont)
New Street (W. Brookline - Pembroke - Shawmut
E. Canton St. (Harrison to Albany)
E. Dedham St.

Waterfront Deferred Activity

Parcel	Cost	Evaluation
Parcel E-3	$ 431,500	Three parcels to be acquired under the original Plan are now being used as open parking lots. The plan calls for acquiring and landscaping the parcels as public open spaces to be utilized as part of the restored Faneuil Hall Market restoration area. These parcels were proposed for funding in Boston's 1975 submission.
E-8	$ 500,000	The original Plan provided for acquisition of this City-owned vacant land parcel - now operated as a parking lot - for private development of a parking garage. Acquisition has been deferred since any future parking garage development will be carried out by the City.
D-7/D-8	$ 420,000	Acquisition of these parcels and the demolition of the parking garage on India Street were proposed under the original Plan for street widening purposes. This aspect of the traffic circulation plan for the area is being deferred.
B-4	$ 400,000	The site of Union Wharf is designated under the Plan as a conditional acquisition parcel. Although the owner has not complied with the plan, acquisition is presently being deferred
B-5		The site of a small park.
Total Deferred Assembly Costs	$1,720,000	

Relocation

No estimates have been prepared on the deferred relocation activity. Based on prior experience, however, it seems reasonable the active restaurant, wharf, and parking lot would cost at least $75,000.

Project Improvements - Waterfront

Street Improvements

I. Boundary

Commercial Street
(Hanover to Fleet)

Custom House Street
(Mckinely to Well)

India Street
(State St. to Custom House St.)

Lewis Street
(Commercial to Fulton)

Northern Avenue
(Expressway to 40' of Atlantic Ave.)

Richmond Street
(Tunnel to Fulton)

State Street
(Expressway to New Congress)

Well Street
(Custom House to Expressway)

II Interior

Atlantic Avenue
(Commercial to E. India to High St.)

Atlantic Avenue - Old
(High to Northern Ave.)

Atlantic Avenue Viaduct
(High to Northern Ave.)

Battery Street Wharf

Blackstone Street
(North St. to Boundary)

Butler Row Area
(at Chatham)

Central Street
(Commercial to Expressway)

Central Wharf

Chatham Row
(Chatham to State St.)

Chatham Street
(Merchants to Commercial)

Commercial (So. Market to Milk)

Cross Street (Tunnel to So. Market)

Franklin Street
(Well to India)

High Street
(Expressway to Atlantic Ave.)

India Street
(Custom House to 'A' Street)

Long Wharf

Merchants Row
(Chatham to State and Clinton to So. Market)

Milk Street
(Commercial to Central Wharf)

New Commercial Street
(North St. to So. Market)

Richmond Street
(Fulton to New Atlantic)

Sargents Wharf

Union Wharf

State Street
(New Congress to Expressway Tunnel (Cross to Richmond)

Park "B" Atlantic Ave. & Lewis Wharf St.

Parck "C" Commercial at Battery Wharf

Park "D" Chatham Row (Chatham St. and State St.)

Lighting

I. Boundary

Custom House Street
(India to Well)

Commercial Street
(Hanover to Fleet)

India Street
(State to Custom House)

Northern Avenue
(Expressway to Viaduct)

Richmond Street
(Tunnel to Fulton)

State Street
(Expressway to New Congress)

Well Street
(Custom House to Expressway)

II. Interior

Atlantic Avenue - Old
(High to Northern Ave.)

Atlantic Avenue Viaduct
(High to Northern Avenue)

Battery Wharf

Blackstone Street
(Northern to Boundary)

Butler Square
(at Chatham St.)

Central Street
(Commercial to Atlantic)

Chatham Street
(Merchants Row to Commercial)

Commercial Street
(So. Market to Milk)

Franklin Street
(Well to India)

High Street
(Custom House to Expressway)

India Street
(Custom House to "A" Street)

Long Wharf

Milk Street
(India to "A" Street)

New Commercial Street Under
(Blackstone to Expressway)

Richmond Street
(Fulton to Atlantic Ave.)

Sartents Wharf

Tunnel Street
(Cross to Richmond St.)

Park 'C'
(at Commercial & Battery)

Low Service Water

I. Boundary

State Street
(Merchants Row to India St.)

II. Interior

Battery Wharf

Milk Street
(from Atlantic to 40' East.)

Tunnel Street
(Cross to Richmond St.)

Union Wharf
(Commercial to 350' East.)

Surface Drainage

I. Boundary

Commercial Street
(Battery to Fleet)

II. Interior

Atlantic Avenue Viaduct
(High to "E" Street)

Park "B"

Park "C"

Park "D"

Sanitary Sewers

I. Boundary

Commercial Street
(Hanover to Fleet)

II. Interior

Union Wharf

Police and Fire Signals

I. Boundary

Commercial Street
(Union Wharf to Sargents Wharf)

II. Interior

High Street
(Atlantic to Expressway)

Tunnel Street at Richmond Street

Union Wharf

South Cove Deferred Activity

Land Assembly

Parcel	Cost	Evaluation
C-4,5,6	$1,065,500	Plan calls for acquisition if the owner fails to develop the site. To date he has not. City is willing to defer taking.
C-7	$1,500,000	Plan calls for acquisition if the owner fails to develop this site. To date he has not. City is willing to defer takings.
C-9		Taking required for adjustment of Berkeley St. right-of-way. Funding for the widening is not presently available.
R-6 Junction of Bay St. and Fayette		Parcel is 600 sq. ft. Currently used as a garden. No reuse possible.
P-5	$ 310,000	Proposed institutional use is part of cooperation agreement with Tufts New England Midecal School. This item was proposed for funding in Boston's 1975 Urgent Needs submission, but has been dropped for higher priority activity.

Relocation

No current estimates are available of the relocation costs of the deferred parcels. Based on prior experience, however, it can be projected that sites would cost at least $100,000.

Project Improvements

Street Improvements (Street reconstruction, curbs, sidewalks, trees)

1. Stuart Street

   (Washington to Clarendon)

2. Harrison Avenue

   (Street reconstruction only)

   (Bennet to Oak Street)

3. Harvard Street

4. Hudson Street

   (Street reconstruction only; curbs, sidewalks and trees are budgeted) (Tai-Tung to Kneeland)

5. Msg. Shea Road

6. Kneeland Street

7. Arlington Street

   (Stuart to Marginal)

8. Berkeley Street

   (Stuart to R. R. Bridge)

9. Columbus Avenue

   (Stuart to R. R. Bridge)

10. Cortes Street

11. Oak Street

    (Washington to Harrison)

12. Marginal Road

    (Arlington to Tremont St. & Harrison to Shawmut)

13. Church Street

    (Fayette to Tremont)

14. Jefferson Street

    (Fayette to Tremont)

<u>Street Improvements</u> (Wearing Course Only)

1. Tremont Street

   (Oak/Shawmut to Stuart)

2. Marginal Street

   (Arlington to Tremont & Shawmut to Harrison)

3. Shawmut Avenue

   (Marginal to Boundary)

4. Washington Street

   (Boundry to Stuart)

5. Harrison Avenue

   (Hudson/Marginal to Boundary)

<u>Lighting</u>

1. Stuart Street

   (Washington to Clarendon)

2. Kneeland Street

3. Arlington Street

   (Stuart to Marginal Road)

4. Berkeley Street

   (Stuart to R. R. Bridge)

5. Clarendon Street

   (Stuart to R. R. Bridge)

7. Fayette Street

8. Melrose Street

9. Piedmont Street

10. Warrenton Street

11. Winchester Street

12. Marginal Road

    (Frontage Road and Columbus Avenue to Turnpike Ramp)

High Pressure Fire Service

1. Kneeland Street
2. Stuart Street

   (Washington to Arlington)

Storm Drain

1. Stuart Street

   (Washington to Claredon Street)
2. Harrison Avenue

   (Bennet to Nassau)
3. Harvard Street
4. Hudson Street

   (Tai-Tung to Kneeland)
5. Kneeland Street
6. Arlington Street

   (Stuart to Arlington Square)
7. Cortes Street
8. Oak Street

   (Washington to Harrison Avenue)

Sanitary Sewer

1. Stuart Street

   (Washington to Clarendon)

2. Harvard Street

3. Kneeland Street

4. Arlington Street

   (Stuart to Arlington Square)

5. Berkeley Street

   (Stuart to R. R. Bridge)

6. Frontage Road

   (Berkeley to Turnpike Ramp)

Police and Fire

1. Stuart Street

   (Washington to Clarendon)

2. Hudson Street

   (Tai-Tung to Kneeland)

3. Berkeley Street

   (Stuart to R. R. Bridge)

4. Columbus Avenue

   (Stuart to R. R. Bridge)

5. Marginal Road, Frontage Road

   (Arlington to Tyler)

6. Harvard Street

7. Kneeland Street

6. Columbus Avenue
   (Stuart to R. R. Bridge)
7. Cortes Street
8. Marginal Road
   (Tremont to Arlington)
9. Oak Street
   (Washington to Harrison)

High Service Water

1. Stuart Street
   (Washington to Claredon)
2. Kneeland Street
3. Warrenton Street
4. Marginal Road

Low Service Water

1. Stuart Street
   (Washington to Clarendon)
2. Kneeland Street
3. Arlington Street
   (Stuart to Arlington)
4. Berkeley Street
   (Stuart to R. R. Bridge)
5. Charles Street South
6. Church Street

Traffic Control Street Markings and Signals

1. Stuart Street

   (Washington to Clarendon)

2. Harrison Avenue

   (Kneeland to Harvard)

3. Harvard Street

   (Pavement markings only)

4. Hudson Street

   (Harvard to Tai-Tung-pavement markings only)

5. Kneeland Street

   (at Harrison Avenue, Washington, Stuart and at Tyler)

6. Berkeley Street

   (at Marginal)

7. Marginal Road

   (at Cortes and Arlington)

8. Harrison Avenue

   (at Tufts Medical Center)

Signs

1. Stuart Street

   (Washington to Clarendon)

Parcel Assembly

Parcel	Cost	Evaluation
10 Huntington Ave. adjacent to Symphony Hall	$ 200,000	Development of this parcel as plaza is contingent on private monies for construction.
14 Corner of Mass. Ave. & Boylston	80,000	Refusal of Mass. Turnpike Authority to allow construction over air rights has impeded development of this parcel.
1 Huntington Ave., between Garrison St. & Harcourt St.	300,000	Parcel presently owned by Mass. Turnpike Authority and was originally planned for residential/ commercial use.
8 Gainsborough St.	326,000	Parcel is extremely narrow and no proposal by an institution has been submitted.
18 Parker St. & Huntington Ave.	364,000	Until the re-use of Inner Belt is confirmed no firm plan can be made as to the future of this parcel.
17 Hemenway & Burbank Streets		Present location of Girl's Trade. No plans for parcel until school is abandoned.
19,19A,19B Greenleaf & Field St.	1,223,000	No plans can be made for these parcels until status of Inner Belt re-use is finalized.
20 Bounded by Edger St., Annunciation Rd. & Parker St.	2,052,500	No development plans can be made for this parcel until a schedule for abandonment of the Ira Allen School & Boston Trade High School is formulated.
4 Corner of St. Botolph St. & Cumberland St.	384,000	Present location of Charles Perkins School. No firm development plans can be made until it is known when school will be abandoned.
Sub-Total	2,929,500	

Relocation

Relocation estimates are 85,000 for the relocation of each of the operational schools, or a total of $255,000. No estimates have been done for the remaining parcels.

Project Improvements
(*Indicates Relation to HUD Assisted Housing)

Street Improvements (Including Trees)

Autumn Street (Interior)
(Longwood to Riverway)

Binney Street (Interior)
(Longwood to Dead End 312)

Brookline Avenue (Interior)
(Inner Belt Row to Francis St.)

Edgar St. (Interior)
(Parker St. to Annunciation Road)

Huntington Avenue (Interior)
(W. Newton St. to Inner Belt Row)

Huntington Avenue (Interior)
(Inner Belt Row to Longwood Ave.)

Longwood Avenue (Interior)
(Huntington Ave. to Riverway)

Massachusetts Avenue (Interior)
(Boylston St. to Haviland St.)

Massachusetts Avenue (Widen Bridge) 50%
(Boylston St. to Newbury St.)

*Massachusetts Avenue (Interior)
(Haviland St. to St. Stephen St.)

Massachusetts Avenue (Interior)
(St. Stephen St. to Huntington Ave.)

*Massachusetts Avenue (Interior)
(Huntington Ave. to R.R. Row)

New Parker Street (Interior)
(Inner Belt Row to Huntington Ave.)

Pilgram Road (Interior)
(Brookline Ave. to Francis St.)

Public Alley 816 (Interior)
(St. Botolph St. 220 SE to Dead End

*Westland Avenue (Interior)
(Garage to Mass. Ave.)

Parks

Pedestrian Paths

Symphony Plaza

Street Lighting

Huntington Avenue (Interior)
(West Newton St. to Longwood Avenue)

*Massachusetts Avenue (Interior)
(Boylston St. to R.R. Row)

Parker Street (Interior)
(S.E. side of Annunciation Road to Huntington Ave.)

Private Alley 817 (Interior)
(Opera Place to Gainsborough St.)

Private Alley 823 (Interior)
(St. Botolph St. to Boston Arena Parking)

Sewer and Drain

Huntington Avenue (100%)
(Mass. Avenue to Ward Street)

Parker Street (100%)
(Inner Belt at Ruggles St. to
Huntington Avenue)

Fire Station

*Edgerly Road at Haviland St. (100%

Riverway at Short Street Extended (100%)

Short Street Extended (100%)